

Hearing Examiner Transmittal Checklist

Hearing Date
03/29/2018
Agenda Item No.
1

Project Number: 92074-(5)
Revised Tentative Tract Map No. 51644-1
Conditional Use Permit Case No. 200600210
Case(s): Oak Tree Permit No. 201000029
Housing Permit No. 2016001958
Environmental Case No. 200600166
Planner: Marie Pavlovic

- Project Summary
- Property Location Map
- Staff Summary
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions + Other department letters of recommended conditions
- Previous CUP Conditions of Approval
- Burden of Proof Statement(s)
- Environmental Documentation (DSEIR Executive Summary, Introduction, & Project Description Sections)
- Correspondence
- Photographs
- Aerial Image(s)
- Land Use/Zoning Map
- Vesting Tentative Tract Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans
- Findings and conditions of Previous permit

Reviewed By:



Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT SUMMARY

PROJECT NUMBER	HEARING DATE
92074-(5)	March 29, 2018
REQUESTED ENTITLEMENTS	
Revised Vesting Tentative Parcel Map No. TR51644-1	
Conditional Use Permit No. 200600210	
Oak Tree Permit No. 201000029	
Discretionary Housing Permit No. 2016001958	
Environmental Assessment No. 200600166	

OWNER / APPLICANT
BLC Tesoro, LLC

MAP/EXHIBIT DATE
12/12/17

PROJECT OVERVIEW

Revised Tentative Tract Map for the unrecorded portion of TR 51644, a density-controlled development of 1,791 residential units originally approved in 1998. Of this number, 1,077 dwelling units have been recorded and developed on the southern portion of the tract. The applicant proposes to revise Areas B, C, and the unrecorded portion of Area A to include this portion of the development's remaining 712 authorized dwelling units, as well as 108 additional units. In order to accommodate this additional density, the applicant is requesting a 21.2% density bonus in return for dedicating 365 units (71.7% of the 509 units allowed on the site prior to density transfer) for sale to senior citizens through a Discretionary Housing Permit. In addition, 9 multi-family lots, 15 debris basin lots, 12 water quality basin lots, 3 water tank lots, 1 helipad lot, 6 senior recreation area lots, 6 linear park lots, and 9 private park lots, 1 senior recreation center lot, 29 open space lots are proposed, and 24 private driveway lots for a total of 811 lots. A total of 18.2 million cubic yards (9.1 million cut, 9.1 million fill) of earthmoving is proposed, to be balanced on-site.

The applicant also requests a Conditional Use Permit ("CUP") for a density-controlled development within an SEA and hillside management area, and grading of more than 100,000 cubic yards, as well as an Oak Tree Permit for the removal of 11 oak trees and 1 encroachment.

LOCATION	ACCESS	
North of Avenida Rancho Tesoro, Santa Clarita Valley	Avenida Rancho Tesoro & Tesoro Del Valle Dr.	
ASSESSORS PARCEL NUMBER(S)	SITE AREA	
3244-159-034 & -046; 3244-160-017 thru -025; 3244-161-001 thru -023; 3244-162-001 thru -006; 3244-163-003 thru -007; 3244-164-001 thru -009 (all inclusive)	1274.6 Acres	
GENERAL PLAN / LOCAL PLAN	ZONED DISTRICT	
Santa Clarita Valley Area Plan (1990)	Castaic Canyon	
LAND USE DESIGNATION	ZONE	
HM (Hillside Management), N1 (Non-Urban 1 – up to 0.5 du/ac), W (Watershed), U1 (Urban 1 – up to 3.3 du/ac), U2 (Urban 2 – up to 6.6 du/ac)	A-2-2 (Heavy Agricultural-Two Acre Minimum Required Lot Area)	
PROPOSED UNITS	MAX DENSITY/UNITS	COMMUNITY STANDARDS DISTRICT
820	509 (0.40 DU/AC) - Baseline	N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Supplemental EIR

KEY ISSUES

- Consistency with the 1990 Santa Clarita Valley Area Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
 - 22.56.2100 (Oak Tree Burden of Proof Requirements)
 - 22.56.2820 (Discretionary Housing Permit Burden of Proof Requirements)

CASE PLANNER:

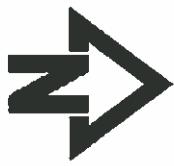
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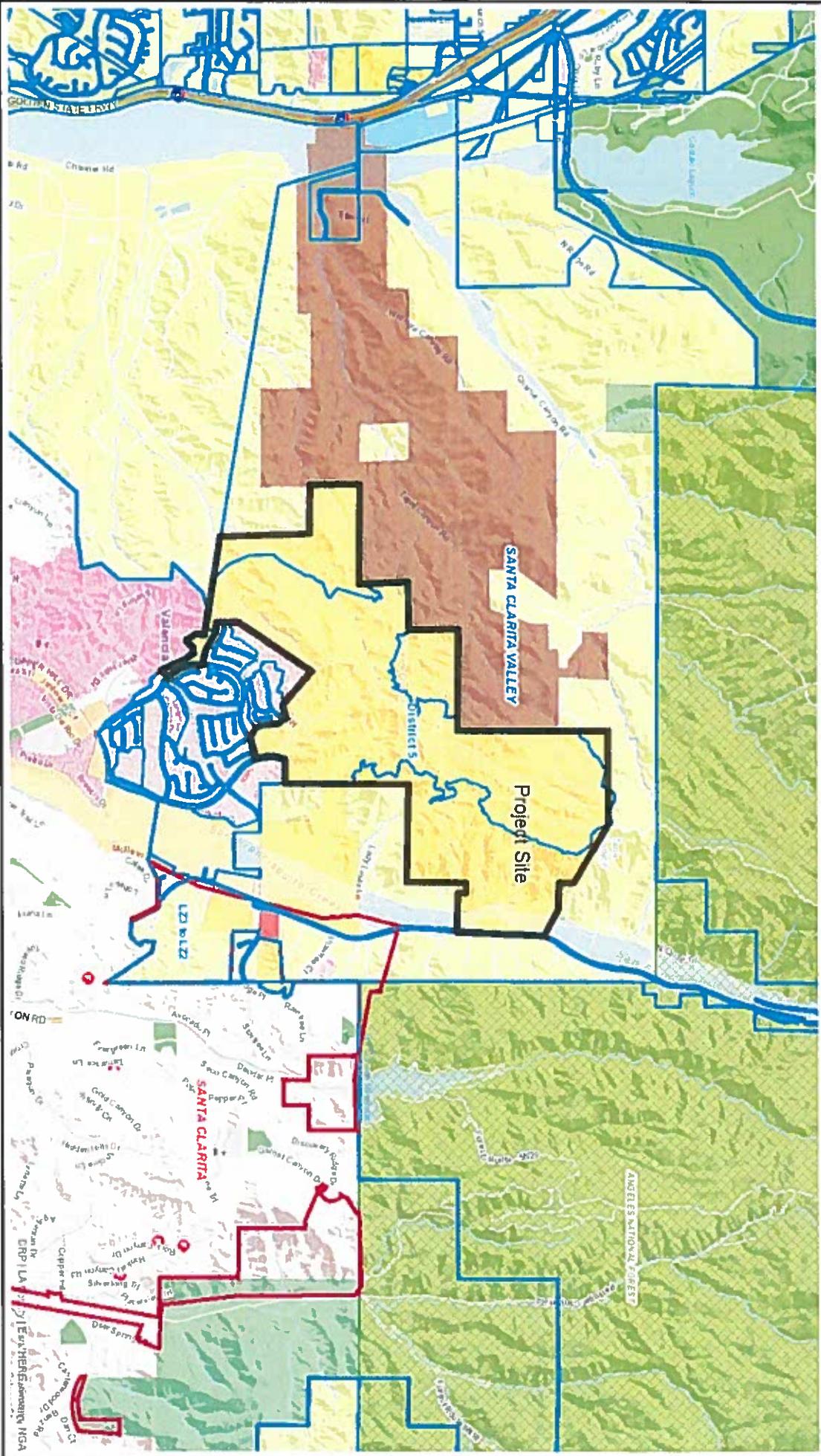
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Miles

Project Location Map

Printed: Mar 13, 2018



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HEARING EXAMINER STAFF SUMMARY

"TESORO DEL VALLE PROJECT"
PROJECT NO. 92074-(5)
VESTING TENTATIVE TRACT MAP NO. TR51644-1
CONDITIONAL USE PERMIT NO. 200600210
OAK TREE PERMIT NO. 201000029
DISCRETIONARY HOUSING PERMIT NO. 2016001958
ENVIRONMENTAL CASE NO. 200600166
STATE CLEARINGHOUSE NO. 2016101032

PROJECT DESCRIPTION

The proposed project involves the construction of 820 residential units, including 455 conventional single-family units and 365 age-qualified dwelling units; 19.1 acres of parks and other recreational amenities, including trails; a 2.1-acre helipad; an internal circulation system; and associated infrastructure and utility systems on a total project site of 1,274.6 acres. The project site is located within a Hillside Management Area ("HMA"), characterized by slopes of 25% and greater, and the project boundaries are located within a Significant Ecological Area ("SEA"); although, no development is proposed within the SEA.

Since the project is located within a HMA, density-controlled development is proposed to enable the clustering of smaller lots to minimize impacts to the Hillside Management and Significant Ecological Areas. Clustering development reduces the development footprint and project site grading would require approximately 9.1 million cubic yards (mcy) of cut and 9.1 mcy of fill, which also includes minor grading associated with off-site improvements. These figures are inclusive of bulking and shrinkage and cut and fill volumes would balance on site. Remedial grading would also require an additional 2.7 mcy of cut and 2.7 mcy of fill. Project development would occur on a substantially smaller development footprint than the project site, with a total development area of approximately 393.6 acres.

The project is proposed to be built in 18 phases with the open space lots created in the first and second phases. Establishment of a main loop roadway would be constructed as part of the second phase, and senior residences construction starting at the 297th dwelling unit (or earlier) through build-out of the senior units. Residences will be served by a series of interconnecting roads that will branch off of the main loop. The project will involve the establishment of the necessary trunk lines and connections to provide water, sewer, gas electric, cable, and telephone service to the proposed development.

Extension of all utilities and some services to the project site will be necessary to accommodate project implementation. To facilitate the provision of utilities and services, annexation to the Castaic Lake Water Agency and Newhall County Water District will be required as well as connection to the City of Santa Clarita sewer system. Other approvals are required (i.e., 404 Permit, 1603 Streambed Alteration Agreement, and 401

Certification) to authorize development that will affect resources under regulatory agency control.

The original Tesoro development was approved in 1999 for the build-out of a total of 1,791 dwelling units, 1,552 units of which were to be constructed in Phase A. However, of this amount, only 1,077 single-family and multi-family units were constructed in Phase A, resulting in a balance of 475 units that were approved for development but not constructed. Therefore, the proposed 820 residential units would include the transfer of 475 un-built units from Phase A, the 237 units that are currently entitled for development on Phases B and C, and an additional 108 units pursuant to a density bonus.

The proposed 820 dwelling units for Phases A, B, and C would bring the total number of dwelling units to 1,897¹, which represents an increase when compared to the total number of residential units approved (i.e., 1,791 units) for the Tesoro development in 1999; however, this increase would be allowed through approval of the proposed Discretionary Housing Permit and related density bonus. It is noted that no residential units are proposed within the unrecorded portion of Phase A that is included as part of the Project.

REQUIRED ENTITLEMENTS

- Conditional Use Permit ("CUP") for a density-controlled development within a Hillside Management Area and Significant Ecological Area and grading of more than 100,000 cubic yards in the A-2-2- (Heavy Agricultural – 2 acre minimum lots size) Zone pursuant to County Code Section 22.24.150.
- Oak Tree Permit to encroach into the protected zone of one oak tree and remove 11 oak trees in the (A-2-2- (Heavy Agricultural – 2 acre minimum lots size) Zone
- The applicant is requesting a Discretionary Housing Permit pursuant to Chapter 22.56, Part 18 of Title 22 of the Los Angeles County ("County") Zoning Code ("Zoning Code") for a 21.2% density bonus in return for age-restricting 365 dwelling units.

LOCATION AND ACCESS

The Tesoro del Valle Phases A, B, and C project site is located in the eastern portion of the Santa Clarita Valley, adjacent to the City of Santa Clarita within the unincorporated County of Los Angeles (County). The project site is adjacent to, and northwesterly of, the mostly constructed Phase A of the Tesoro del Valle development, just north of Avenida Rancho Tesoro and west of Casa Luna Place. The Angeles National Forest is approximately 3,000 feet north of the Casa Luna Place. The Angeles National Forest is approximately 3,000 feet north of the northernmost project boundary, and Castaic Lake is approximately two miles to the northwest.

SITE DESCRIPTION

The project site is undeveloped. The site is located in the eastern portion of the Santa Clarita Valley, adjacent to the City of Santa Clarita, and within the Santa Clara River

¹ It should be noted that for purposes of this analysis, the two units in Phase D are not included as part of the Project; therefore, the Project would bring the total unit count from 1,789 in phases A, B, C, and D to 1,897 units in phases A, B, and C.

watershed. The Santa Clara River is located approximately 3.3 miles to the south, the Angeles National Forest is approximately 3,000 feet north of the northernmost project boundary, and Castaic Lake is approximately two miles to the northwest. The project site is adjacent to, and northwesterly of, the mostly constructed Phase A of the Tesoro del Valle development, just north of Avenida Rancho Tesoro and west of Casa Luna Place.

The project site consists of moderately steep to steep terrain in the central, western, and northern portions of the property, leveling off toward the east along the broad alluvial bottom of San Francisquito Creek. Elevations across the project site range from 1,932 feet above mean sea level (msl) along the central ridgeline to 1,200 feet above msl near the southern portion of San Francisquito Creek, for a total relief of 732 feet. The most prominent topographic feature is the northeast-trending western ridgeline of San Francisquito Canyon that roughly transects the central portion of the project site. Portions of Wayside and Tapia Canyons, as well as several unnamed canyons and ridgelines, comprise the western portion of the site.

VESTING TENTATIVE TRACT MAP DESCRIPTION

A Vesting Tentative Tract Map is proposed to subdivide Areas B, C, and the unrecorded portion of A into 811 lots resulting in 820 dwelling units as described below:

241 Senior residential lots	12 water quality basin lots
455 Single-Family lots	6 linear parks lots
9 Senior Multi-Family lots (124 DUs)	9 private park lots
24 private driveway lots	1 senior recreation center lot
3 water tank lots	1 helipad lot
5 recreation area lots	29 Open Space lots
15 Debris basin lots	

EXISTING ZONING

The project is subject to the 1990 Santa Clarita Valley Area Plan and corresponding zoning and regulations in effect at that time. Thus, applicable zoning is A-2-2 (Heavy Agricultural – 2 acre minimum lot size).

Surrounding properties are zoned as follows:

The following policies of the General Plan are applicable to the proposed project:

North: A-2 (Heavy-Agricultural–10,000 s.f. minimum lot size)

South: R-1 (Single-family residence–5,000 s.f. minimum lot size), O-S (Open Space)

East: A-2 (Heavy-Agricultural–10,000 s.f. minimum lot size), RPD-20,000-2.8U

(Residential Planned Development – 20, 0000 s.f. minimum lot size–2.8 du.ac), RPD-12,000-3.7U (Residential Planned Development–12,0000 s.f. minimum lot size-3.7 du/ac), R-3-24U-DP (Limited Multiple Residence–24 du/ac–Development Program), and R-1 (Single-Family Residence)

West: A-2-5 (Heavy-Agricultural – 5 acre minimum lot size)

EXISTING LAND USES

The subject property is undeveloped except for four existing water tanks (on two graded pads) located within Area B and has an applicable land use designations of H-M (subject to general conditions of hillside development), N-1 (Non-Urban 1 – max. 0.5 dwelling units/ac), U-1 (Urban 1 - 1.1 to 3.3 du/ac), and W (Watershed).

Surrounding properties are developed as follows:

North: vacant land

South: Single-family residences Tesoro Adobe Historic Park

East: vacant land, single-family residences

West: vacant land

PREVIOUS CASES/ZONING HISTORY

The Tesoro development was approved in 1999 for the buildout of a total of 1,791 dwelling units in four Areas (A, B, C, D), approximately 6.2 acres of commercial use (40,000 square feet), 61.8 acres of active parks, a 13.9-acre recreation center, and elementary school site, a historical site (Tesoro Adobe Historic Park), and bicycle/hiking, equestrian trails throughout the original 1,795-acre site, a fire station site, water quality/retention basins, water tank sites, equestrian rest areas, and permanent open space. A revised Mitigation Monitoring Plan and Findings of Fact and Statement of Overriding Considerations that reflect the redesign were also adopted as revised in May 1999.

From May 1999 through 2004, the County of Los Angeles Department of Regional Planning ("DRP") approved various amendments to VTTM 51644 with respect to Phase A. An amended map was approved in August 2002 authorizing relocation of units within the multi-family lots, water tank redesign, and grading changes. A subsequent amended map was approved in March 2003 authorizing imposition of mitigation trees for the removal of dead heritage oak trees performed under County Forester supervision, reconfiguration of lots, expanded square footage of the commercial site to 75,000 square feet, and modified grading in connection with 7 retaining walls exceeding 6' in height. A third amended map was approved in August 2003 authorizing a reduction of multi-family units, minor changes to open space configuration grading.

The final recorded map for Phase A was approved on July 21, 2004. Build-out of Phase A was completed in 2006, in accordance with the final recorded map, unit map 11. The most prominent changes to Phase A, when compared to the 1999 approved tract map, were the number of residential units that were built (1,077), though approved for 1,791 dwelling units – a difference of 475 approved but not built units in Phase A.

The table below summarizes the number of built and un-built residential units in Area A and the number of previously approved residential units that have not yet been built within each of the other phases.

Phase	Revised Map	Units
Built Units		
A	Single-Family Residential	657
	Townhomes	125
	Multi-Family Residential	295
	Subtotal	1,077
Un-Built Units		
A	Single-Family Estate Lot	2
	Townhomes	34
	Multi-Family Residential	439
B	Single-Family Residential	122
C	Single-Family Residential	114
	Single Family Estate Lot	1
D	Single-Family Estate Lot	2
	Subtotal	714
	<i>Total</i>	1,791

ENVIRONMENTAL DETERMINATION

An EIR (State Clearinghouse No. 1993021007) was previously prepared for the Tesoro del Valle Project and certified along with approval of the project in 1999. The original project approval was for 1,791 dwelling units in four areas (A, B, C, D) on 1,795 acres.

The Los Angeles County ("County") Department of Regional Planning has determined and identified in the Notice of Preparation sent to agencies, that a Supplemental Environmental Impact Report ("SEIR") was necessary for the Project. The areas of potential significant environmental impact addressed in the Supplemental Draft EIR ("SDEIR") include the following:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Hydrology and Water Quality
- Noise
- Public Services
- Tribal Cultural Resources
- Transportation/Traffic
- Utilities and Service Systems

As identified in the SDEIR, after implementation of the required mitigation measures, the Project would result in significant and unavoidable impacts to the environment as follows:

- Aesthetics. The project would result in a reduction of grading footprint; however, the alterations to the ridgeline would continue to result in significant and unavoidable impacts to the aesthetics/visual character of the project site.

- Transportation/Traffic. The proposed project would result in significant and unavoidable impacts at the following intersections:
 - **The Old Road and I-5 southbound ramps.** Existing With Project (PM peak hour) and Future Cumulative With Project (AM and PM peak hours).
 - **The Old Road and Rye Canyon Road.** Future Cumulative With Project (PM peak hour).
 - **I-5 southbound ramps and Magic Mountain Parkway.** Future Cumulative With Project (AM and PM Peak hours).
 - **Copper Hill Drive and Decoro Drive.** Future Cumulative With Project (AM and PM Peak hours).
 - **Tesoro Del Valle-Rio Norte Drive/Copper Hill Drive.** Existing With Project and Future Cumulative With Project (AM and PM peak hours).
 - **Rye Canyon Road/Copper Hill Drive and Newhall Ranch Road.** Future Cumulative With Project (PM peak hour).

As identified in the SDEIR, after implementation of the following mitigation measures, the Project would result in less than significant impacts to the environment:

- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Hydrology and Water Quality
- Noise
- Public Services
- Tribal Cultural Resources
- Transportation/Traffic
- Utilities and Service Systems

Areas of Controversy

The SDEIR has taken into consideration the comments received from the public and various agencies in response to the Notice of Preparation ("NOP") of a Supplemental Draft EIR. Environmental issues that have been raised during opportunities for public input regarding the project are summarized in Section 2.4 of this SDEIR and are addressed in each relevant issue area analyzed in Section 5.1 through Section 5.19 of this SDEIR. Areas of concern include: water supply and quality; traffic and access; impacts to open space access; biological resources, including oak trees; and air quality impacts.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

County Department and applicable agency comments and conditions will be finalized subsequent to the Hearing Examiner public hearing and prior to the consideration by the Planning Commission.

OTHER AGENCY COMMENTS AND RECOMMENDATIONS

A comment letter was received on March 3, 2018 from Local Agency Formation Commission ("LAFCO") offering recommendations related to identifying potential annexations, sphere of influence amendments, and any other aspects of the project needing LAFCO action. Responses to comments will be addressed in the Final SEIR.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting. Newspaper notices were published in the Santa Clarita Valley Signal and La Opinion and 619 notices of public hearing were mailed to property owners and entities listed on the project courtesy list located within a 1,000-foot radius of the property boundaries.

PUBLIC COMMENTS

Since the release of the SDEIR on February 27, 2017, staff has received 4 letters in opposition to the project on the grounds of impacts to aesthetics; traffic; oak trees; public safety; and utilities and services; specifically water supply; emergency access; and fire and flood hazards. Responses to comments will be addressed in the Final SEIR

REMAINING PROCEDURES

Since the SDEIR public comment period does not close until April 12, 2018 (45-day comment period from February 27, 2018 to April 12, 2018), final mitigation measures and draft conditions pertaining to the Project will be completed following the Hearing Examiner public hearing. Once the SDEIR comment period closes, the Department will review public comments received, will draft responses to those comments, and draft the Final SEIR and final Mitigation Monitoring and Reporting Program. Staff will also prepare California Environmental Quality Act ("CEQA") Findings and Statement of Overriding Considerations, draft Findings and Conditions pertaining to the Project related entitlements, and submit documentation to the Planning Commission for consideration prior to the Planning Commission hearing to be set at a future date.

Prepared by Marie Pavlovic, Senior Regional Planner, Land Divisions Section
Reviewed by Kim Szalay, Supervising Regional Planner, Land Divisions Section
03/14/18

SECTION 1.0 EXECUTIVE SUMMARY

1.1 INTRODUCTION

The California Environmental Quality Act (CEQA) (*California Public Resources Code*, Sections 21000 et seq.) requires that lead agencies consider the potential environmental consequences of projects over which they have discretionary approval authority prior to taking approval action on such projects. An Environmental Impact Report (EIR) is a public document designed to provide the lead, responsible and interested agencies; special districts; local and State governmental agency decision makers; and the public with an analysis of potential environmental consequences to support informed decision making.

1.2 PROJECT LOCATION AND SETTING

The Tesoro del Valle Phases A, B, and C project site is located in the eastern portion of the Santa Clarita Valley, adjacent to the City of Santa Clarita within the unincorporated County of Los Angeles (County). The project site is adjacent to, and northwesterly of, the mostly constructed Phase A of the Tesoro del Valle development, just north of Avenida Rancho Tesoro and west of Casa Luna Place. The Angeles National Forest is approximately 3,000 feet north of the northernmost project boundary, and Castaic Lake is approximately two miles to the northwest.

The Project site consists of undeveloped land with several dirt roads and fire breaks and four existing water tanks (on two graded pads) located within the Phase B area. The Metropolitan Water District of Southern California (MWD) aqueduct tunnel easement is located several hundred feet below the ground surface and transects the westernmost extension of the Tesoro development in Phase B.

The project site consists of moderately steep to steep terrain in the central, western, and northern portions of the property, leveling off toward the east along the broad alluvial bottom of San Francisquito Creek. Elevations across the project site range from 1,932 feet above mean sea level (msl) along the central ridgeline to 1,200 feet above msl near the southern portion of San Francisquito Creek, for a total relief of 732 feet. The most prominent topographic feature is the northeast-trending western ridgeline of San Francisquito Canyon that roughly transects the central portion of the project site. Portions of Wayside and Tapia Canyons, as well as several unnamed canyons and ridgelines, comprise the western portion of the site.

Vegetation types present on the project site include, but are not limited to, alluvial scrub, chamise chaparral-sage scrub, coast live oak woodland, coast live oak woodland/blue elderberry scrub, coast live oak woodland-holly-leaf cherry woodland, Fremont cottonwood woodland, holly-leaf cherry woodland, mixed chaparral-alluvial scrub/annual grassland, sage scrub, sage scrub/annual grassland, and southern riparian scrub. Disturbed/developed areas (primarily fire roads) and unvegetated wash areas are also present on the project site.

1.3 PROJECT DESCRIPTION

The proposed Project is detailed in Section 4.0, Project Description, of this Draft SEIR. The proposed Project involves the construction of 820 residential units, including 455 conventional single-family units and 365 age-qualified dwelling units; 19.1 acres of parks and other recreational amenities, including trails; a 2.1-acre helipad; an internal circulation system; and associated infrastructure and utility systems. Project site grading would require approximately 9.1 million cubic yards (mcy) of cut and 9.1 mcy of fill as shown on Exhibit 4-8, Cut and Fill Plan, which also includes minor grading associated with off-site improvements. These figures are inclusive of

bulking and shrinkage and cut and fill volumes would balance on site. Remedial grading would also require an additional 2.7 mcy of cut and 2.7 mcy of fill. Project development would occur on a substantially smaller development footprint of approximately 393.6 acres.

To implement the project, the project Applicant has requested approval of: (1) Revised VTTM 51644-1; (2) Conditional Use Permit No. 200600210; (3) Oak Tree Permit No. 201000029; and (4) Discretionary Housing Permit No. RPPL 2017006739.

The proposed Project has been designed to remediate environmental hazards, including geotechnical and hydrologic hazards. The proposed development provides for the establishment of a main loop roadway and series of interconnecting roads. The Project will involve the establishment of the necessary trunk lines and connections to provide water, sewer, gas, electric, cable, and telephone service to the proposed development. Consistent with prior approval, project implementation would involve site grading to enable development in this area.

Extension of all utilities and some services to the project site will be necessary to accommodate project implementation. To facilitate the provision of utilities and services, annexation to the Castaic Lake Water Agency and Newhall County Water District will be required as well as connection to the City of Santa Clarita sewer system. Other approvals are required (i.e., 404 Permit, 1603 Streambed Alteration Agreement, and 401 Certification) to authorize development that will affect resources under regulatory agency control.

1.3.1 PROJECT ALTERNATIVES

In accordance with Section 15126.6 of the State CEQA Guidelines, Section 6.0 of this SEIR addresses alternatives to the proposed project. Section 6.0 provides descriptions of each alternative; a comparative analysis of the potential environmental effects of each alternative to those associated with the proposed project; and a discussion of each alternative's ability to meet the project objectives. Following is a summary description of the alternatives evaluated in this SEIR. For a more detailed discussion of these alternatives and the relative impacts associated with each alternative compared to the proposed project, refer to Section 6.0, Alternatives. As required by CEQA, Section 6.0 also identifies alternatives considered but eliminated from detailed analysis and the environmentally superior alternative.

Alternative 1 – No Project/No Development. The No Project/No Development Alternative assumes the retention of the site in its existing undeveloped condition. As described in Section 3.0, Environmental Setting, the project site exists as undeveloped, naturally vegetated land. On-site vegetation types include alluvial scrub, chamise chaparral-sage scrub, coast live oak woodland, coast live oak woodland/blue elderberry scrub, coast live oak woodland-holly-leaf cherry woodland, Fremont cottonwood woodland, holly-leaf cherry woodland, mixed chaparral-alluvial scrub/annual grassland, sage scrub, sage scrub/annual grassland, and southern riparian scrub. The site consists of moderately steep to steep terrain in the central and western portions of the property, leveling off toward the east along the broad alluvial bottom of San Francisquito Creek. The existing Phase A community would be the only portion of the Tesoro development to be implemented since Phase D is not a part of the Project. Therefore, the areas identified as Phases B and C and the unrecorded portion of Phase A would remain in the existing, undeveloped condition.

Alternative 2 – 1999 Vesting Tract Map. Under this alternative, the project site would be developed based on the original tract map design approved in 1999 (1999 tract map) in Phases B and C and the unrecorded portion of Phase A. The 1999 Vesting Tract Map Alternative would involve the development of 239 single-family residential units and supporting land uses on approximately 1,276.7 acres of undeveloped land and within a larger development footprint than

the Project. This represents a reduction of 581 lots in Phases B and C and the unrecorded portion of Phase A when compared to the proposed project. Residential land uses were approved as follows:

- Unrecorded Portion of Phase A (12.5 acres) – 2 single-family units
- Phase B (595.5 acres) – 122 single-family units
- Phase C (668.7 acres) – 115 single-family units

Other approved land uses included a 4.3-acre fire station site in Phase B, a 9.9-acre park and 35.3 acres of passive open space uses in Phase C, 61.5 acres of local streets, utility infrastructure (water tank sites; water, sewer, and power lines), and approximately 516.8 acres of undisturbed open space, including preservation of approximately 29 acres of SEA lands in Phase C. An estimated total of 9.6 million cubic yards (mcy) each of cut and fill balanced on-site (approximately 3.5 mcy in Phase B and 6.1 mcy in Phase C) was anticipated for implementation of Phases B and C as approved in 1999. Under this alternative, approximately 759.9 acres would be impacted through grading and earth disturbance associated with development and fuel modification areas within Phases B and C and the unrecorded portion of Phase A, as shown on Exhibit 4-2 as the 1999 Plan Footprint.

Alternative 3 – Reduced Development Area Alternative. The purpose of the Reduced Development Area Alternative is to reduce significant aesthetic impacts and project traffic impacts that would occur with the proposed project by reducing the acreage and number of units proposed for development. Specifically, the Reduced Development Area Alternative would involve development of 245 dwelling units which would be comprised of 132 single family homes and 113 age-qualified senior housing, which would avoid significant and unavoidable traffic impacts. In order to accommodate the senior housing component of this alternative and in order to avoid aesthetic impacts associated with development on the ridgelines, development would be clustered within the eastern portion of the project site from an extension of Avenida Rancho Tesoro via a loop road connecting to Reyes Adobe Way as shown on Exhibit 6-3 in Section 6.0, Alternatives. Development would be limited to Area B and would not occur within Areas A and C. This alternative would produce a reduced development and resulting development footprint as compared to the proposed project and therefore, would result in less earthwork quantities and activities.

Alternative 4 – Modified 2012 Santa Clarita Valley Area Plan Alternative. The purpose of the Modified 2012 Santa Clarita Valley Area Plan Alternative is to illustrate what could be built on the project site based on the density authorized by the current Community Plan and zoning ordinances, but without the addition of new significant impacts as noted previously in Section 6.5.2. As discussed previously, the 2012 Santa Clarita Valley Area Plan would allow for development of a 79.8-acre area in Phase B and a 322.7-acre area in Phase C. However, development of the Phase C area would introduce new impacts related to air quality, biological resources, noise, and traffic; therefore, this alternative evaluates a modified version of what would be allowable under the 2012 Santa Clarita Valley Area Plan by limiting development to Phase B and avoiding the introduction of new impacts. The Project Site would be subject to the Castaic Community Services District and Hillside Management Areas (HMA) Ordinance, both of which would locate development outside of hillside management areas (HMAs) to the extent possible; locate development in areas with the fewest hillside constraints; and use hillside design techniques to guide design within the HMAs. According to the HMA Ordinance, development would be restricted in areas with 50 percent or greater natural slopes. Additionally, in compliance with the Castaic Area Community Standards District (CSD), development would avoid primary and secondary ridgelines. Therefore, with application of the restrictions for development identified in the HMA Ordinance and Castaic CSD, assuming an average of 5,000 square foot lots, and

assuming approximately 25 percent of the area would be developed with infrastructure uses, a total of 520 dwelling units^a could be developed under the Modified 2012 Santa Clarita Valley Area Plan Alternative. This is shown on Exhibit 6-1, 2012 Santa Clarita Valley Area Plan Alternative, as only the Phase B development area. As shown, access would be from Avenida Rancho Tesoro and Reyes Adobe Way. Parklands and recreational facilities would be provided consistent with the County's requirements and the Castaic Community Standards District. Although development would be limited through adherence with applicable ordinances and regulations, up to 79.8 acres could be developed under the Modified 2012 Santa Clarita Valley Area Plan Alternative.

1.4 ISSUES TO BE RESOLVED

Section 15123(b)(3) of the State CEQA Guidelines requires that an EIR contain a discussion of issues to be resolved, including the choice among alternatives and whether or how to mitigate significant impacts. With respect to the proposed project, the key issues to be resolved include decisions by the County of Los Angeles, as Lead Agency, as to:

- Whether this environmental document adequately describes the potential environmental impacts of the proposed project;
- Whether the recommended mitigation measures and project design features should be modified and/or adopted;
- Whether the project benefits override those environmental impacts that cannot be feasibly avoided or mitigated to a less than significant level;
- Whether there are other mitigation measures that should be applied to the project besides those identified in the EIR; and
- Whether there are any alternatives to the proposed project that would substantially lessen any of its significant impacts while achieving most of the basic project objectives.

1.5 AREAS OF CONTROVERSY

Section 15123(b)(2) of the State CEQA Guidelines indicates that an EIR summary should identify areas of controversy known to the Lead Agency, including issues raised by agencies and the public. This EIR has taken into consideration the comments received from the public and various agencies in response to the Notice of Preparation (NOP) of a Draft EIR. Written comments received during the NOP and scoping period are contained in Appendix A. Environmental issues that have been raised during opportunities for public input regarding the project are summarized in Section 2.4 of this EIR and are addressed in each relevant issue area analyzed in Section 5.1 through Section 5.19 of this Draft EIR. Areas of concern include:

- Water supply and quality
- Traffic and access
- Impacts to open space access
- Biological resources, including oak trees
- Air quality impacts

^a This unit count and associated impact analysis assumes all conventional units; however, a mix of age-restricted senior units could also be developed under this alternative.

As detailed in Table 2-2 of Section 2.0, Introduction, these issues are addressed throughout this Draft Supplemental EIR.

1.6 SUMMARY OF SIGNIFICANT ENVIRONMENTAL IMPACTS

Table 1-1 presents a summary of the environmental impacts resulting from implementation of the proposed Tesoro del Valle (Phases A, B, C) project.

For each environmental topic, Table 1-1 includes applicable mitigation measures that are identified for impacts determined to be potentially significant. As shown in Table 1-1, the proposed project would result in less than significant impacts with implementation of MMs for the following topical areas evaluated in this Draft EIR:

- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Hydrology and Water Quality
- Noise
- Public Services
- Tribal Cultural Resources
- Utilities and Service Systems

As described below, significant and unavoidable aesthetics and transportation/traffic impacts resulting from the proposed project are identified in this Draft SEIR. Because unavoidable significant adverse impacts would result from the project, the County, as Lead Agency, must prepare a "Statement of Overriding Considerations" before it can approve the project. A Statement of Overriding Considerations states that the decision-making body has balanced the benefits of the proposed project against its unavoidable significant environmental effects and has determined that the benefits of the project outweigh the adverse effects and, therefore, the adverse effects are considered to be acceptable. A summary of the significant and unavoidable impacts of the project is included below.

- **Aesthetics.** The Project would result in a reduction of grading footprint, however the alterations to the ridgeline as shown in Viewpoints 4, 6, 7, and 8 would continue to result in significant and unavoidable impacts to the aesthetic/visual character of the Project site.
- **Transportation/Traffic.** The proposed Project would result in significant and unavoidable impacts at the following intersections:
 - **The Old Road and I-5 southbound ramps.** Existing With Project (PM peak hour) and Future Cumulative With Project (AM and PM peak hours)
 - **The Old Road and Rye Canyon Road.** Future Cumulative With Project (PM peak hour)
 - **The Old Road and Magic Mountain Parkway.** Future Cumulative With Project (PM peak hour)
 - **I-5 southbound ramps and Magic Mountain Parkway.** Future Cumulative With Project (AM and PM peak hours).
 - **Copper Hill Drive and Decoro Drive.** Future Cumulative With Project (AM and PM peak hours)
 - **Tesoro Del Valle-Rio Norte Drive/Copper Hill Drive.** Existing With Project and Future Cumulative With Project (AM and PM peak hours)

- o **Rye Canyon Road/Copper Hill Drive and Newhall Ranch Road.** Future Cumulative With Project (PM peak hour).

**TABLE 1-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND STANDARDS AND GUIDELINES
AND MITIGATION MEASURES (MMS) FOR TESORO DEL VALLE (PHASES A, B, C)**

Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
5.1 AESTHETICS		
<i>Potentially Significant Impacts</i>		
Threshold 5.1-1 Would the Project have a substantial adverse effect on a scenic vista?	Recommended 1999 FEIR Mitigation Measures None Recommended Project Specific Mitigation Measures None	Significant and Unavoidable for Viewpoints 4, 6, 7, and 8
Threshold 5.1-2 Would the Project be visible from or obstruct views from a regional riding or hiking trail?		
Threshold 5.1-4 Would the Project substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?		
<i>Less Than Significant Impacts</i>		
Threshold 5.1-3 Would the Project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	Recommended 1999 FEIR Mitigation Measures None Recommended Project Specific Mitigation Measures None	Less Than Significant
Threshold 5.1-5 Would the Project create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?	Recommended 1999 FEIR Mitigation Measures None Recommended Project Specific Mitigation Measures None	Less Than Significant

TABLE 1-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND STANDARDS AND GUIDELINES
AND MITIGATION MEASURES (MMS) FOR TESORO DEL VALLE (PHASES A, B, C)

Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
5.2 AGRICULTURE		
<i>Less Than Significant Impacts</i>		
Threshold 5.2-1 Would the Project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	Recommended 1999 FEIR Mitigation Measures None Recommended Project Specific Mitigation Measures None	Less Than Significant
Threshold 5.2-2 Would the Project conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?	Recommended 1999 FEIR Mitigation Measures None Recommended Project Specific Mitigation Measures None	No Impact
Threshold 5.2-3 Would the Project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?	Recommended 1999 FEIR Mitigation Measures None Recommended Project Specific Mitigation Measures None	No Impact
Threshold 5.2-4 Would the Project result in the loss of forest land or conversion of forest land to non-forest use?	Recommended 1999 FEIR Mitigation Measures None Recommended Project Specific Mitigation Measures None	Less Than Significant
Threshold 5.2-5 Would the Project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	Recommended 1999 FEIR Mitigation Measures None Recommended Project Specific Mitigation Measures None	Less Than Significant

TABLE 1-1
**SUMMARY OF ENVIRONMENTAL IMPACTS AND STANDARDS AND GUIDELINES
AND MITIGATION MEASURES (MMS) FOR TESORO DEL VALLE (PHASES A, B, C)**

Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
5.3 AIR QUALITY		
Potentially Significant Impacts		
Threshold 5.3-1 Would the Project conflict with or obstruct implementation of applicable air quality plans of the South Coast AQMD (SCAQMD)?	<p>1999 AQ MMP-1</p> <p>During clearing, grading, earth-moving, or excavation operations, fugitive dust emissions shall be controlled by regular watering, paving of construction roads, or other dust preventive measures using the following procedures:</p> <ul style="list-style-type: none"> • All material excavated or graded shall be sufficiently watered to prevent excessive amounts of dust. Watering, with complete coverage, shall occur at least twice daily, preferably in the late morning and after work is done for the day. • All clearing, grading, earth-moving, or excavation activities shall cease during periods of high winds (i.e., greater than 20 mph averaged over one hour). • All material transported offsite shall be either sufficiently watered or securely covered to prevent excessive amounts of dust. • The area disturbed by demolition, clearing, grading, earthmoving, or excavation operations shall be minimized at all times. <p>1999 AQ MMP-2</p> <p>After clearing, grading, earth-moving, or excavation operations and during construction activities, fugitive dust emissions shall be controlled using the following measures:</p> <ul style="list-style-type: none"> • Portions of the construction site to remain inactive longer than a period of 3 months shall be seeded and watered until grass cover is grown. • All active portions of the construction site shall be watered to prevent excessive amounts of dust. <p>1999 AQ MMP-3</p> <p>At all times, fugitive dust emissions shall be controlled using the following procedures:</p> <ul style="list-style-type: none"> • Onsite vehicle speed shall be limited to 15 mph. • All onsite roads shall be paved as soon as feasible or watered periodically or chemically stabilized. 	Less Than Significant

TABLE 1-1
**SUMMARY OF ENVIRONMENTAL IMPACTS AND STANDARDS AND GUIDELINES
AND MITIGATION MEASURES (MMS) FOR TESORO DEL VALLE (PHASES A, B, C)**

Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
1999 AQ MMP-4	<p>At all times during the construction phase, ozone precursor emissions from construction equipment shall be controlled using the following procedures:</p> <ul style="list-style-type: none"> • Equipment engines shall be maintained in good condition and in proper tune according to manufacturer's specifications. • During smog season (May through October), the construction period should be lengthened to minimize vehicles and equipment operating at the same time. • Construction equipment should not be left idling for a period longer than 60 seconds. 	
1999 AQ MMP-5	<p>Concurrent with an application for a grading permit, the applicant shall propose measures to suppress fugitive dust generated during construction activities. These measures shall be incorporated as conditions of grading permit approval. SCAQMD Rule 403 requires that fugitive dust be controlled so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. In addition, SCAQMD Rule 402 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance offsite.</p>	
1999 AQ MMP-6a	<p>During operation of the Project, the Homeowner's Association will maintain a list of commuter carpool destinations to facilitate and coordinate carpooling from the Project to employment centers and Metro link stations, if sufficient ridership exists, a shuttle to Metrolink shall be established in conjunction with a local Transportation Management Agency or organization.</p>	
1999 AQ MMP-6b	<p>Prior to approval of the first residential occupancy permit, the Project applicant shall coordinate with Santa Clarita Transit to provide public transit service to the southern portion of the site and the applicant shall provide adequate bus stops with shelter.</p>	
	<p>Recommended Project Specific Mitigation Measures</p>	
MM AQ-1	<p>All off-road diesel equipment that is greater than 50 horsepower utilized during construction of the proposed project shall meet the Tier 4 emission standards.</p>	
MM AQ-2	<p>Architectural coatings utilized on all proposed structures within the Project shall meet SCAQMD's "Super-Compliant" VOC standard of less than 10 grams per liter. A list of "Super-Compliant" architectural coating</p>	

TABLE 1-1
**SUMMARY OF ENVIRONMENTAL IMPACTS AND STANDARDS AND GUIDELINES
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Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
Threshold 5.3-2 Would the Project violate any air quality standard or contribute substantially to an existing or projected air quality violation?	Recommended 1999 FEIR Mitigation Measures Refer to 1999 AQ MMP-1 through 1999 AQ MMP-6 identified previously. Recommended Project Specific Mitigation Measures Refer to MM AQ-1 and MM AQ-2 identified previously.	Less Than Significant
Threshold 5.3-3 Would the Project result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	Recommended 1999 FEIR Mitigation Measures None Recommended Project Specific Mitigation Measures Refer to MM AQ-1 and MM AQ-2 identified previously.	Less Than Significant
Threshold 5.3-4 Would the Project expose sensitive receptors to substantial pollutant concentrations?	Recommended 1999 FEIR Mitigation Measures None Recommended Project Specific Mitigation Measures Refer to MM AQ-1 identified previously.	Less Than Significant
<i>Less Than Significant Impacts</i>	Recommended 1999 FEIR Mitigation Measures None Recommended Project Specific Mitigation Measures None	Less Than Significant
Threshold 5.3-5 Would the Project create objectionable odors affecting a substantial number of people?	Recommended 1999 FEIR Mitigation Measures None Recommended Project Specific Mitigation Measures None	Less Than Significant

TABLE 1-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND STANDARDS AND GUIDELINES
AND MITIGATION MEASURES (MMS) FOR TESORO DEL VALLE (PHASES A, B, C)

Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
5.4 BIOLOGICAL RESOURCES Potentially Significant Impacts	Recommended 1999 FEIR Mitigation Measures MM Bio-1 The loss of chamise chaparral–sage scrub, holly-leaf cherry woodland, mixed chaparral–alluvial scrub–annual grassland, sage scrub, sage scrub–annual grassland, and southern riparian scrub on the project site is considered to be a significant impact. These vegetation types shall be preserved or restored either on site or off site in order to offset the loss of ecological functioning that would result from project implementation. Preservation or restoration shall be provided at the following minimum ratios: (1) 2:1 to mitigate the direct loss of chamise chaparral–sage scrub (346.34 acres of mitigation), holly-leaf cherry woodland (0.24 acre of mitigation), mixed chaparral–alluvial scrub–annual grassland (7.12 acres of mitigation), sage scrub (147.94 acres of mitigation), sage scrub–annual grassland (41.06 acres of mitigation), and southern riparian scrub (2.86 acres of mitigation) via grading impacts and (2) 1:1 for impacts related to vegetation thinning in fuel modification zones to chamise chaparral–sage scrub (26.88 acres of mitigation), sage scrub (13.24 acres of mitigation), and sage scrub–annual grassland (9.23 acres of mitigation). Alternatively, grading impacts to chamise chaparral–sage scrub and sage scrub–annual grassland can be mitigated at 1:1 if offset with sage scrub, and mixed chaparral–alluvial scrub–annual grassland can be mitigated at 1:1 if offset with alluvial scrub vegetation.	Less Than Significant
Threshold 5.4-1 Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?	Recommended Project Specific Mitigation Measures	
Threshold 5.4-2 Would the Project have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS?		

TABLE 1-1
**SUMMARY OF ENVIRONMENTAL IMPACTS AND STANDARDS AND GUIDELINES
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Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
	<p>Any habitat areas proposed for preservation shall be dedicated as permanent open space and preserved in perpetuity. This includes on-site habitat within the San Francisquito Canyon Area (SEA 20); on-site upland habitat outside the project development area; and any off-site habitat areas that are to be preserved to compensate for project impacts. A long-term management plan shall be prepared for all areas to be preserved that would, at a minimum, describe the following: (1) the entity responsible for implementing the management plan; (2) methods for protecting site resources (e.g., signage, fencing); (3) ongoing management activities to maintain site integrity (e.g., trash removal, non-native species control); and (4) sensitive resources that may require additional management actions. Signs that are created for open space areas shall be designed to strongly discourage people and domestic animals from leaving trails; to identify and protect ecologically sensitive areas; and to promote public education and awareness of the native habitat. Prior to finalizing long-term management plans for open space areas, the plans shall be submitted to the LACDRP Biologist for review and approval.</p> <p>If restoration is required to increase the ecological functioning of any on- or off-site areas to adequately mitigate the loss of on-site habitat, a Habitat Mitigation and Monitoring Program (HMMMP) shall be implemented in accordance with a landscape palette that is approved by the LACDRP. The HMMMP shall be developed by a qualified Biologist and shall be submitted for review and approval to the LACDRP prior to issuance of grading permits. The Project Applicant shall be responsible for plan implementation. Restoration shall consist of seeding and planting containers of appropriate native species. The HMMMP shall be approved by the LACDRP prior to the initiation of grading activities that would impact special status vegetation types and will include the following items:</p> <ul style="list-style-type: none"> • Responsibilities and Qualifications of the Personnel to Implement and Supervise the Plan. The responsibilities of the Landowner, Specialists, and Maintenance Personnel that will supervise and implement the plan shall be specified. 	

TABLE 1-1
**SUMMARY OF ENVIRONMENTAL IMPACTS AND STANDARDS AND GUIDELINES
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Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
<ul style="list-style-type: none"> • Site Selection. The site(s) for mitigation shall be determined in coordination with the Project Applicant and the LACDRP. The site shall be located in a dedicated open space area and will be contiguous with other natural open space areas. • Site Preparation and Planting Implementation. Site preparation shall include (1) protection of existing native species; (2) trash and weed removal; (3) native species' salvage and reuse (i.e., draft); (4) soil treatments (i.e., imprinting, decompressing); (5) erosion-control measures (i.e., rice or willow wattles); and (6) seed mix application. The mitigation plan shall include a discussion of whether active restoration or enhancement is required to achieve the objectives of the HMMP or if passive restoration is expected to result in the desired HMMP objectives within a reasonable time frame. • Plant Material. All plant material used for habitat restoration purposes shall consist of native species that are local to the immediate area of the mitigation site. The source of plant material used for habitat restoration shall come from areas within 10 miles of the mitigation site and within 1,000 feet of elevation. All plant material proposed for use in a habitat restoration program shall be inspected by a qualified biological monitor to ensure that all container plants are in good health and do not contain pests or pathogens that may be harmful to existing native plants or wildlife species. Container plants and other landscaping materials (including organic mulches) shall be inspected to ensure they do not contain Argentine ants. Any seeds to be used for habitat restoration purposes shall be collected, cleaned, stored, and packaged by a qualified seed supplier. Native seed mixes shall be inspected by a biological monitor prior to their application to ensure that they contain the proper species and that seed packages are in good condition and do not contain any pests or pathogens. Diseased or infested plant, seed, or landscape materials shall be removed from the site and transported to an appropriate off-site green waste facility. • Schedule. Establishment of restoration/revegetation sites shall be conducted between October 15 and January 30. Introduction of hydroseed mix and container plants shall occur immediately after the restoration sites are prepared. 		

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SUMMARY OF ENVIRONMENTAL IMPACTS AND STANDARDS AND GUIDELINES
AND MITIGATION MEASURES (MMS) FOR TESORO DEL VALLE (PHASES A, B, C)**

Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
	<ul style="list-style-type: none"> • Maintenance Plan/Guidelines. The Maintenance Plan shall include (1) weed control; (2) herbivory control; (3) trash removal; (4) irrigation system maintenance; (5) maintenance training; and (6) replacement planting. • Monitoring Plan. The Monitoring Plan shall include (1) qualitative monitoring (i.e., photographs and general observations); (2) quantitative monitoring (i.e., randomly placed transects); (3) monthly reports for the first year and every other month thereafter; and (4) annual reports for five years, which will be submitted to the LACDPR. Monitoring will be conducted for five years or until performance standards have been met. • Performance Standards. The HMMP shall include a discussion of appropriate performance standards to determine habitat restoration success. Minimum native species coverage of approximately 90 percent relative to a nearby reference site at the end of the five-year monitoring period is a commonly utilized performance standard, though the final performance standards shall be determined based on specific site conditions. The restoration program shall be considered successful if the performance standards have been achieved at the end of the five-year monitoring period and once successful plant establishment has been documented (e.g., plant health is determined to be satisfactory by the biological monitor at least two years after supplemental watering has been discontinued). If performance standards have not been achieved at the conclusion of the five-year monitoring period, monitoring and maintenance activities shall be continued until performance standards have been met. • Signage and Fencing. If necessary, the HMMP shall include specifications on fencing to protect biological resources and restrict human access. Signage specifications shall also be developed to indicate the site is a preserve area and to either indicate that trespassing is not allowed or to instruct visitors to stay on trails if public access is allowed. • Long-Term Site Management. The HMMP shall identify an appropriate entity to manage any open space areas utilized for mitigation purposes. A long-term management plan shall also be developed which will be implemented by the long-term management entity. Potential land management entities include the Mountains Recreation and Conservation Authority, the Tesoro del Valle Homeowners Association; the Nature Conservancy, the City of Santa Clarita, or the County of Los Angeles. Any other management entities that may be identified would be subject to 	

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Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
<p>approval by the LACDRP. The County of Los Angeles shall be named as an enforcing party on any conservation easement or land dedication agreement to ensure compliance with any restrictions or required land management actions associated with the open space areas.</p> <ul style="list-style-type: none"> • Proof of Funding for Site Management. The HMMP shall provide a funding mechanism to ensure that sufficient funds are available to the long-term management entity for the ongoing management and protection of the mitigation sites. Possible funding mechanisms may include an endowment, payments from the HOA, or establishing a special financing district. <p>In addition, earth-moving equipment shall avoid maneuvering in areas outside the identified impact limits in order to avoid disturbing open space areas that will remain undeveloped. Prior to ground disturbance, the Construction Supervisor and the Project Biologist shall mark the natural open space limits. These limits shall be identified on the grading plan. Construction limits shall be flagged in the field and no earth-moving equipment shall be allowed within open space areas.</p> <p>MM Bio-2</p> <p>The Oak Tree Survey Report (Appendix J-1 of the Biota Report included as Appendix C of this Supplemental EIR) identified 11 coast live oak trees that will be removed as a result of Project construction. Prior to the removal of any oak tree regulated by CLAOTO, an oak tree removal permit shall be obtained from the County of Los Angeles. The loss of individual coast live oak trees and coast live oak woodland on the Project site is considered to be a significant impact. The loss of 11 on-site coast live oak trees shall be replaced at a ratio of not less than 2:1 as required by the CLAOTO. One additional coast live oak will have its protected area encroached upon by ground-disturbance activities. This tree shall be monitored annually for a period of two years to determine if encroachment has resulted in its death. If this tree dies as a result of encroachment, it shall be mitigated in the same manner as impacted trees.</p> <p>Prior to ground disturbance, orange snow fencing shall be installed around trees (five feet outside the drip line) that are in the vicinity of proposed grading limits but would not be impacted by construction. Fencing shall be in place and inspected by the Project Biologist prior to commencement of ground disturbance. This fencing shall remain in place throughout construction in the vicinity of the fenced trees until the LACDRP determines that the fences can</p>		

**TABLE 1-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND STANDARDS AND GUIDELINES
AND MITIGATION MEASURES (MMS) FOR TESORO DEL VALLE (PHASES A, B, C)**

Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
	<p>Individual oak tree replacement as described above shall be performed in order to offset the loss of 0.31 acre of coast live oak woodland (as defined by the Los Angeles County Oak Woodlands Management Plan). This shall be accomplished by establishing trees in on-site open space areas in the vicinity of existing oak trees. Trees shall be spaced at a distance of 30 and 60 feet to provide at least 0.62 acre of oak woodland (to provide a minimum 2:1 replacement ratio). The restoration program shall be described in a HMMP in accordance with a LACDRP-approved landscape palette. The HMMP shall be developed by a qualified Biologist and shall be submitted for review and approval to the LACDRP prior to initiating project activities that would impact oak trees and/or oak woodland resources. The Project Applicant shall be responsible for plan implementation. Restoration shall consist of seeding and planting containers of appropriate native species. The HMMP will include the following items:</p> <ul style="list-style-type: none"> • Responsibilities and Qualifications of the Personnel to Implement and Supervise the Plan. The responsibilities of the Landowner, Specialists, and Maintenance Personnel that would supervise and implement the Plan shall be specified. • Site Selection. The mitigation site(s) shall be determined in coordination with the Project Applicant and resource agencies. The site will be located in a dedicated open space area and will be contiguous with other natural open space. • Site Preparation and Planting Implementation. Site preparation shall include (1) protection of existing native species; (2) trash and weed removal; (3) native species' salvage and reuse (i.e., duff); (4) soil treatments; (5) temporary irrigation installation; (6) erosion-control measures (i.e., rice or willow wattles); (7) seed mix application to create a native understory that is comparable to the impacted oak woodland areas; and (8) planting of container plants. The mitigation plan shall include a discussion of whether active restoration or enhancement is required to create an appropriate native understory or if passive restoration may be expected allow natural establishment of a native understory within a reasonable time frame. 	

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Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
	<ul style="list-style-type: none"> • Plant Material. All plant material used for habitat restoration purposes shall consist of native species that are local to the immediate area of the mitigation site. The source of plant material used for habitat restoration shall come from areas within 10 miles of the mitigation site and within 1,000 feet of elevation. All plant material proposed for use in a habitat restoration program shall be inspected by a qualified biological monitor to ensure that all container plants are in good health and do not contain pests or pathogens that may be harmful to existing native plants or wildlife species. Container plants and other landscaping materials (including organic mulches) shall be inspected to ensure they do not contain Argentine ants. Any seeds to be used for habitat restoration purposes shall be collected, cleaned, stored, and packaged by a qualified seed supplier. Native seed mixes shall be inspected by a biological monitor prior to their application to ensure that they contain the proper species and that seed packages are in good condition and do not contain any pests or pathogens. Diseased or infested plant, seed, or landscape materials shall be removed from the site and transported to an appropriate off-site green waste facility. • Schedule. A schedule shall be developed that includes planting in late fall and early winter, between October 15 and January 30. • Maintenance Plan/Guidelines. The Maintenance Plan shall include (1) weed control; (2) herbivory control; (3) trash removal; (4) irrigation system maintenance; (5) maintenance training; and (6) replacement planting. • Monitoring Plan. The Monitoring Plan shall include (1) qualitative monitoring (i.e., photographs and general observations); (2) quantitative monitoring (i.e., randomly placed transects); (3) monthly reports for the first year and reports every other month thereafter; and (4) annual reports that shall be submitted to the resource agencies for three to five years. The site shall be monitored and maintained for five years or until performance standards have been met to ensure successful establishment of oak woodland. <p>In addition to monitoring the replacement trees, the remaining on-site oak trees will be monitored for five years to identify any deterioration in their health. If the health of these trees deteriorates during this five-year period,</p>	

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AND MITIGATION MEASURES (MMS) FOR TESORO DEL VALLE (PHASES A, B, C)**

Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
	<p>The Project Biologist shall recommend measures to improve tree health or additional tree replacement at a 2:1 ratio.</p> <ul style="list-style-type: none"> • Performance Standards. The HMMP shall include a discussion of appropriate performance standards to determine habitat restoration success. Performance standards would consist of 100 percent survival of replacement oak trees and minimum native species coverage for oak woodland under-story stratum of approximately 90 percent relative to a nearby reference site at the end of the five-year monitoring period, though the final performance standards shall be determined based on specific site conditions. The restoration program shall be considered successful if the performance standards have been achieved at the end of the five-year monitoring period and once successful plant establishment has been documented (e.g., plant health is determined to be satisfactory by the biological monitor at least two years after supplemental watering has been discontinued). If performance standards have not been achieved at the conclusion of the five-year monitoring period, monitoring and maintenance activities shall be continued until performance standards have been met. • Signage and Fencing. If necessary, the HMMP shall include specifications on fencing to protect biological resources and restrict human access. Signage specifications shall also be developed to indicate the site is a preserve area and to either indicate that trespassing is not allowed or to instruct visitors to stay on trails if public access is allowed. • Long-Term Site Management. The HMMP shall identify an appropriate entity to manage any open space areas utilized for mitigation purposes. A long-term management plan shall also be developed which will be implemented by the long-term management entity. Potential land management entities include the Mountains Recreation and Conservation Authority, the Tesoro del Valle Homeowners Association, the Nature Conservancy, the City of Santa Clarita, or the County of Los Angeles. Any other management entities that may be identified would be subject to approval by the LACDRP. The County of Los Angeles shall be named as an enforcing party on any conservation easement or land dedication agreement to ensure compliance with any restrictions or required land management actions associated with the open space areas. • Proof of Funding for Site Management. The HMMP shall provide a funding mechanism to ensure that sufficient funds are available to the 	

TABLE 1-1
**SUMMARY OF ENVIRONMENTAL IMPACTS AND STANDARDS AND GUIDELINES
AND MITIGATION MEASURES (MMS) FOR TESORO DEL VALLE (PHASES A, B, C)**

Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
MM Bio-3 Mariposa lily plants observed on the project site have characteristics of both club-haired mariposa lilies and slender mariposa lilies. Due to this hybridization, it is not possible to separate these two species on the site and impacts to club-haired mariposa lily and slender mariposa lily are considered significant, but will be mitigated to a level of less than significant by the following measure. <ul style="list-style-type: none"> • Prior to the initiation of grading activities that would impact mariposa lily populations that have been documented to occur inside the project impact footprint, a qualified Biologist will prepare an HMMP for review and approval by the LACDRP. The HMMP will include the following requirements: <ol style="list-style-type: none"> The Project Biologist shall monitor the existing lily locations every two weeks to determine when the seeds are ready for collection. When the seeds are ripe, a qualified Seed Collector shall collect all the seeds from the plants to be impacted. The seeds shall be cleaned and stored by a qualified nursery or another institution with appropriate storage facilities. Seed or bulbs that are collected but not utilized for this mitigation program shall be donated to the Rancho Santa Ana Botanic Garden or other similar educational/conservation organization to be approved by the LACDRP. Mitigation shall consist of a combination of (1) enhancing existing mariposa lily populations via non-native vegetation control and (2) applying collected seed into dedicated open space areas on the project site that are suitable for mariposa lily establishment. Collected seed shall be installed in areas that do not currently contain mariposa lilies but are suitable for the establishment of the species. These areas generally consist of ridgelines or other areas of naturally low to moderate native plant cover, rocky soils, and low prevalence of non-native plants, especially non-native grasses. Seed will be applied so that the germination and maturation of the seeds can be documented. An experimental approach will be utilized so that seed is applied in at least ten areas that will be mapped using a GPS device and marked. 		

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Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
	<p>on the ground using flagging or staking for ongoing monitoring. The following information will be recorded at each seed application site in order to correlate seeding success with site conditions: (1) slope gradient; (2) slope aspect; (3) existing associated species; (4) percent coverage of grass and shrub species; and (5) percent coverage of leaf litter. Percent germination of seed at each location will be recorded along with percentage of germinated seed that develop into flowering plants.</p> <p>c. The lily mitigation site shall be prepared for seeding, as detailed in the HMMP.</p> <p>d. The HMMP shall include detailed descriptions of maintenance appropriate for the site, monitoring requirements, and annual report requirements. The Project Biologist shall have the full authority to suspend any operation in the mitigation site which is, in the Biologist's opinion, not consistent with the HMMP.</p> <p>e. Performance standards shall be developed in the HMMP and approved by the LACDRP based on percent cover of non-native plant species in enhancement areas. Seed germination rates will not be a performance criterion but will be studied to determine the efficacy of seed installation to inform future mariposa lily mitigation programs.</p> <p>f. Site enhancement and monitoring activities shall be performed for a minimum of five years. If the project is not in compliance with the third-year success criteria associated with the mitigation program, the monitoring and maintenance period will be extended for up to five additional years. The length of the additional monitoring period will be determined through consultation with the LACDRP Biologist and will be dependent on how close the project is to meeting the third-year success criteria and the type of remedial activities that are recommended by the Project Biologist. Results of the seed germination study will be included as part of annual reporting requirements associated with this mariposa lily enhancement program. Annual reports shall be provided to the LACDRP Biologist and SEATAC to inform future mitigation activities concerning the species.</p> <p>g. If necessary, the HMMP shall include specifications on fencing to protect biological resources and restrict human access. Signage</p>	

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Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
MM Bio-4	<p>The HMMMP shall identify an appropriate entity to manage any open space areas utilized for mitigation purposes. A long-term management plan shall also be developed which will be implemented by the long-term management entity. Potential land management entities include the Mountains Recreation and Conservation Authority, the Tesoro del Valle Homeowners Association, the Nature Conservancy, the City of Santa Clarita, or the County of Los Angeles. Any other management entities that may be identified would be subject to approval by the LACDRP. The County of Los Angeles shall be named as an enforcing party on any conservation easement or land dedication agreement to ensure compliance with any restrictions or required land management actions associated with the open space areas.</p> <p>The HMMMP shall also be developed to prevent trespassing into manzanita lily areas.</p> <p>Prior to the initiation of grading activities that would affect areas where western spadefoot have been observed, a qualified biologist shall conduct a survey for this species in habitat areas that are suitable for breeding activity. The survey shall be conducted at the height of breeding season (February through May) to determine the presence or absence of western spadefoot on the project site. If detected, a Western Spadefoot Mitigation Plan (WSMP) shall be developed by a qualified Biologist and submitted for review and approval by the LACDRP, in consultation with the CDFW. Generally, the WSMP will consist of (1) monitoring the presence and development of eggs and tadpoles within the project development area; (2) constructing ponds to replace the breeding habitat to be impacted; (3) relocating eggs and tadpoles from the project development area to the replacement ponds; and (4) monitoring and maintaining the replacement ponds to maintain conditions appropriate for western spadefoot breeding. Specifically, the WSMP shall include the following.</p> <ul style="list-style-type: none"> • Responsibilities and Qualifications of the Personnel to Implement and Supervise the Plan. The responsibilities of the Landowner, Specialists, and Maintenance Personnel that will supervise and implement the WSMP shall be specified. • Site Selection. The site(s) for replacement ponds shall be determined in coordination with the Project Applicant, the LACDRP, and the CDFW. The site shall be located in a dedicated open space area, will be surrounded by native upland habitat areas that are suitable for adult spadefoot to 	

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<ul style="list-style-type: none"> • Pond Construction. The mitigation plan will describe methods for constructing replacement ponds that will not allow infiltration into the soil so that water can be retained for periods long enough to allow spadefoot breeding to occur. • Site Preparation. Site preparation shall include (1) protection of existing native species; (2) trash and weed removal; (3) soil treatments (i.e., compaction, placement of a restrictive layer to prevent soil infiltration). • Inspection of Materials. Any plant material and other landscaping materials (including clay soil or organic mulches) shall be inspected to ensure they do not contain pests or pathogens, including Argentine ants. Diseased or infested plant, seed, or landscape materials shall be removed from the site and transported to an appropriate off-site green waste facility. • Schedule. Relocation of western spadefoot eggs and tadpoles will be performed during the breeding season which generally occurs between February and May. The replacement ponds shall be monitored for a period of approximately five years during years when sufficient rainfall occurs that create appropriate breeding conditions. • Maintenance Plan/Guidelines. The maintenance plan shall include (1) weed control; (2) as-needed repair to replacement ponds; and (3) trash removal. • Monitoring Plan. The WSMR shall include specifications for qualitative monitoring (i.e., photographs and general observations) during the western spadefoot breeding period. The condition of the ponds shall be inspected prior to the seasonal rainy period to determine if conditions exist that would prevent appropriate water retention (e.g., gopher activity) and to recommend any needed repairs. Monitoring activities will be summarized on an annual basis and reports will be submitted to the LACDRP and CDFW each year. • Performance Standards. The WSMR shall include a discussion of appropriate performance standards to determine program success. Potential performance standards may include documentation of surface water retention for sufficient periods to allow western spadefoot breeding 		

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Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
MM Bio-5	<p>and observation of western spadefoot eggs or tadpoles. The restoration program shall be considered successful if western spadefoot breeding is confirmed in the replacement ponds.</p> <ul style="list-style-type: none"> • Signage and Fencing. If necessary, the WSMP shall include specifications on fencing to protect western spadefoot areas and restrict human access. Signage specifications shall also be developed to indicate the site is a preservation site to prevent trespassing. • Long-Term Site Management. The mitigation plan shall identify an appropriate entity to manage any open space areas utilized for mitigation purposes. A long-term management plan shall also be developed which will be implemented by the long-term management entity. Potential land management entities include the Mountains Recreation and Conservation Authority, the Tesoro del Valle Homeowners Association, the Nature Conservancy, the City of Santa Clarita, or the County of Los Angeles. Any other management entities that may be identified would be subject to approval by the LACDRP. The County of Los Angeles shall be named as an enforcing party on any conservation easement or land dedication agreement to ensure compliance with any restrictions or required land management actions associated with the open space areas. • Proof of Funding for Site Management. The VSMP shall provide a funding mechanism to ensure that sufficient funds are available to the long-term management entity for the ongoing management and protection of the mitigation sites. Possible funding mechanisms may include an endowment, payments from the HOA, or establishing a special financing district. <p>If grading activities are to begin during the raptor breeding season of February 1 through June 30, a qualified Biologist shall perform a survey for any active raptor nests (common or special status) that occur within 500 feet of the project impact area. Any active nest found during survey efforts shall be mapped on the construction plans. If no active nests are found, no further mitigation is required. Results of the surveys shall be provided to the CDFW.</p> <p>If nesting activity is present at any raptor nest site, the active site shall be protected until nesting activity has ended to ensure compliance with Section 3503.5 of the California Fish and Game Code. To protect any nest site, the following restrictions on construction are required between February 1 and June 30 (or until nests are no longer active, as determined by a qualified</p>	

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MM Bio-6	<p>Biologist): (1) clearing limits shall be established within a 500-foot buffer around any occupied nest or as otherwise determined by a qualified Biologist and (2) access and surveying shall be restricted within 300 feet of any occupied nest or as otherwise determined by a qualified Biologist. Any encroachment into the buffer area around the known nest shall only be allowed if a qualified Biologist determines that the proposed activity will not disturb the nest occupants. Construction during the non-nesting season can occur at the site only if a qualified Biologist has determined that fledglings have left the nest.</p> <p>If an active nest is observed during the non-nesting season, the nest site shall be monitored by a qualified Biologist, and when the raptor is away from the nest, the Biologist shall flush any raptor to open space areas. The Biologist will then remove the nest site so raptors cannot return to it.</p> <p>A pre-construction survey for burrowing owl shall be conducted within 14 days prior to start of construction/ground-breaking activities. A second survey will be conducted within 24 hours of any ground-breaking activities. If these surveys do not detect occupied burrowing owls, then no further mitigation is required. If burrows occupied by burrowing owls are detected on the Project site, the Applicant shall notify the CDFW and shall implement the following actions prior to construction (either Set A for breeding burrowing owls [March to July] or Set B for non-breeding burrowing owls [August to February]).</p> <p>Set A Measures (for Breeding Burrowing Owls, between March and July)</p> <ul style="list-style-type: none"> A1) No work shall occur within 500 feet of the active nesting burrow, the CDFW may be consulted to determine whether a reduced buffer is acceptable. A2) Provide weekly monitoring of the burrowing owl nesting burrow to determine nesting outcome. A3) Provide CDFW with monthly updates of burrowing owl nesting success. A4) Resume construction at the burrow site once the Biologist determines that fledglings have left the nest. <p>If burrows occupied by burrowing owls are detected within 500 feet of the Project site, the Project Biologist shall monitor the owl(s) to ensure that the project does not negatively impact breeding. If negative indirect impacts are</p>	

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	<p>suspected, the Project Biologist shall propose measures to reduce indirect impacts to the owl(s) during construction.</p> <p>Set B Measures (for Non-Breeding Burrowing Owls, between August and February)</p> <p>B1) A qualified Biologist shall notify the CDFW of the occupied burrow location and that either passive or active relocation measures will be implemented.</p> <p>B2) The Biologist shall remove the burrow.</p>	
MM Bio-8	<p>Prior to the issuance of a grading permit, the Project Applicant shall apply for coverage under the State Water Resources Control Board's General Permit for Storm Water Discharge Associated with Construction Activity (Construction Activities General National Pollutant Discharge Elimination System [NPDES] Permit) and shall comply with all the provisions of the permit, including the development of a Storm Water Pollution Prevention Plan, which includes provisions for the implementation of Best Management Practices and erosion-control measures. Best Management Practices shall include both structural and non-structural measures. The purpose of this mitigation measure is to ensure that site runoff does not adversely affect the Santa Clara River Significant Ecological Area (SEA) No. 20, or downstream biological resources.</p>	<p>MM Bio-9</p> <p>Prior to issuance of a building permit, the Project Applicant shall develop a Lighting Plan in coordination with a qualified Biologist and an Electrical Engineer registered in the State of California for development areas that border natural open space resources. The Lighting Plan shall be subject to the Rural Outdoor Lighting District requirements (County of Los Angeles 2014) to ensure that all lighting has a minimal impact on open space areas and wildlife. Mercury vapor and halide lighting shall not be used on the perimeter of the developed areas or in areas that are adjacent to designated open space. The Lighting Plan shall provide guidelines for outdoor lighting used throughout the project site. Final lighting orientation and design shall be approved by the County of Los Angeles, Department of Building and Safety. The Lighting Plan shall include, but not be limited to, the following stipulations.</p> <p>a. Illumination levels shall be compatible with the character and use of surrounding development. The Lighting Plan shall incorporate outdoor lighting recommendations developed by the Illuminating Engineering Society of North America.</p>

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<p>MM Bio-10</p> <p>b. Low-pressure sodium lighting fixtures or flashing lights shall not be used.</p> <p>c. Exterior lighting standards and fixtures shall be located and designed to minimize direct glare beyond the site boundaries. Lighting shall be fully shielded and directed downward to confine light spread solely within necessary locations.</p> <p>d. Security lighting fixtures shall not project above the roof line of the building on which they are mounted.</p> <p>e. Where applicable, time-control devices shall be used on exterior lighting sources.</p> <p>The Lighting Plan shall be submitted and approved by the LACDRP prior to issuance of building permits. Lighting requirements described in this mitigation measure shall be memorialized in the Codes, Covenants, and Restrictions (CC&Rs) for the project to ensure ongoing compliance.</p> <p>Prior to issuance of a grading permit, the Project Applicant shall ensure the incorporation of fencing into the Landscaping Plan to deter project occupants from entering the natural areas. The Landscaping Plan shall include provisions for signs and split-rail fencing to direct residents to keep out of sensitive natural open space and revegetation and/or mitigation areas. In areas bordering natural open space and fuel modification zones, the Landscape Plan shall reflect a transition zone designed to buffer natural habitats from developed areas. This transition zone will reduce impacts associated with invasion by introduced species and will help buffer human activity adjacent to wildlife habitat. Landscaping in areas adjacent to natural open space will use species native to the project region and will be consistent with guidelines from the Los Angeles County Fire Authority. The Landscaping Plan shall be submitted to the Los Angeles County Fire Department and LACDRP for review and approval prior to issuance of a building permit.</p> <p>To reduce the impact of trash in the open space areas, dispensers for dog waste bags and appropriate receptacles for cigarette butts shall be placed along sidewalks and trail heads, waste and recycling receptacles that discourage foraging by wildlife species adapted to urban environments shall be installed in common areas (i.e., any area where public trash receptacles would be placed) such as parks, sidewalks, community centers, and walking trails throughout the project site, and trash catching devices shall be installed at trail heads or other locations where trash can blow into the open space</p>		

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	<p>areas. Trash catching devices (e.g., staggered fencing and associated vegetation) will be incorporated into the project's landscape plan. The HOA or the future land management entity in charge of the open space areas shall devise and implement a trash management program for the open space areas that would include emptying all trash receptacles on a regular (approximately weekly) basis, regularly inspecting and maintaining all trash-catching devices, and regularly collecting all trash that accumulates along trails in the open space area (approximately weekly). All trails should include signage citing applicable CC&Rs to inform users that all dogs must be on leashes; that owners must clean up after their dogs; and that smoking is prohibited in open space areas.</p> <p>Only passive recreational activities shall be permitted within the designated natural open space areas and shall be restricted to trails. The CC&Rs for the project shall include the following requirements to reduce potential human impacts on open space areas:</p> <ul style="list-style-type: none"> • all dogs and cats shall be in compliance with requirements found in Sections 10.20.150 through 10.20.350 of the Los Angeles County Code related to appropriate licensing and tagging; keeping all dogs on leashes while in the designated natural open space areas; ensuring that all dogs and cats are neutered or spayed; and that all dogs and cats have a microchip. • smoking shall be prohibited in all open space areas. • balloons shall not be utilized by the HOA for any community events and the use of balloons by individual homeowners shall be discouraged. • prohibition of any homeowner reprisals against native wildlife species (i.e., killing or harming native wildlife species in any way) if homeowner pets are killed or harmed by wildlife. 	<p>Though no established equestrian trails exist in the preservation areas in San Francisquito Creek, the Cliffe Stone Trail and North Park Trail are mixed use trails that are managed by the Los Angeles County Department of Parks and Recreation (LACDPR) and are located in the vicinity of the preservation areas. Equestrian activities can have a detrimental effect on water quality and riparian habitat through the accumulation of manure (CBARCD 2014); trampling of native vegetation; spreading non-native or invasive plant species; soil compaction; and noise. As a result, educational signage shall be posted to strongly discourage equestrian activity in the preservation areas and to</p>

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	<p>minimize equestrian impact to riparian habitat and water quality. Signs shall be posted at locations that show evidence of equestrian traffic entering the preservation areas, outside of areas that are prone to flooding. Signs shall identify on-site portions of San Francisquito Creek as habitat preservation areas; require that riders stay on identified LACDPR trails; list negative impacts on riparian resources from equestrian use (e.g., manure accumulation, trampling of plants, carrying invasive plant seeds, soil compaction, and noise); and discuss the importance of horses avoiding channels that are subject to seasonal flows.</p> <p>MM Bio-11</p> <p>Prior to the issuance of a grading permit, the Project Applicant shall prepare and submit to the County a Storm Water Pollution Prevention Plan (SWPPP). The plan shall demonstrate that proposed water catchments and filtration structures will be sufficient to trap and remove pollutants and urban sediments to the degree necessary to ensure continued water quality. The SWPPP shall also demonstrate the project's compliance with Los Angeles RWQCB standards, which shall also be the performance standard for this measure. The general purposes of the plan shall be to protect and enhance water quality; to support the designated beneficial water uses; and to protect the functions and values of water quality resources (e.g., streams, wetlands, open space), which include, but are not limited to the following:</p> <ul style="list-style-type: none"> a. Providing a vegetated corridor to protect water features from development. b. Maintaining and rehabilitating natural stream corridors and other protected water features. c. Minimizing sediment, nutrient, and pollutant loading into water. d. Providing filtration, infiltration, and natural water purification. e. Stabilizing slopes to prevent landslides, which contribute to sedimentation of water features. f. Maintaining the existing tree canopy where possible. g. Minimizing impervious surfaces while providing for compact growth. <p>MM Bio-12</p> <p>Prior to the approval of the final map, the Project Applicant shall prepare a Landscaping Plan. This plan will be subject to County review and will include a plant palette composed of native species for all common areas on the site. Common areas are defined herein as all open space areas, excluding homeowner lots, active recreation areas, and street rights-of-way. Native</p>	

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	<p>species to be used in common areas shall be sourced from plants within a 20-mile radius of the project site and within 500 elevational feet. During the preparation of the Landscaping Plan, the Landscape Architect shall consult with the Project Biologist to identify plant species that may be toxic to animals so that use of these species can be avoided. The Landscaping Plan will also include a list of invasive plant species prohibited from being planted on the project site. Invasive plant species to be prohibited and recommended drought-tolerant plants for resident landscaping shall be memorialized in the project's CC&Rs. The CC&Rs shall include language that encourages homeowners to utilize native plant species to landscape their properties.</p> <p>MM Bio-13</p> <p>All landscaping materials (including organic mulches) for common areas (i.e., parks and intervening, unpaved areas that are not a part of any home owners parcel) shall be inspected and certified by landscape suppliers as being "free" of Argentine ants prior to planting. Additionally, to further guard against Argentine ants, the Homeowner's Association shall discourage irrigated landscape planting through distribution of educational information and other feasible methods to reduce the potential for importing Argentine ants. Planted slopes adjacent to native habitat areas shall be planted with native drought-resistant plants and soil moisture shall be maintained below approximately ten percent saturation to deter the establishment of nesting colonies of Argentine ants.</p> <p>MM Bio-14</p> <p>The Subdivider and Successor and Permittee shall make educational materials available to all residents either through the distribution of an educational book/pamphlet and/or development of a website. Topics to be discussed in these materials shall include the following:</p> <ol style="list-style-type: none"> a. the importance of preventing native wildlife from becoming accustomed to non-native food sources. Preventative measures would include not feeding wildlife, preventing wildlife access to trash that contains food; keeping the ground free of fallen fruit from trees and not leaving pet food outside; b. instructions to not transport firewood to prevent the introduction of pests and pathogens that can kill or damage native trees; c. admonitions against allowing cats to go outside to prevent them from killing birds, arthropods, and herpetofauna; 	

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MW Bio-15	<p>d. references to Sections 10.20.150 through 10.20.350 of the Los Angeles County Code that require (1) appropriate licensing and tagging of cats and dogs; (2) keeping all dogs on leashes while in the designated natural open space areas; (3) ensuring that all dogs and cats are neutered or spayed; and (4) that all dogs and cats have a microchip.</p> <p>e. prohibiting any reprisals against native wildlife species (i.e., killing or harming native wildlife species in any way) if homeowner pets are killed or harmed by wildlife.</p> <p>f. discouraging use of invasive plant species and encouraging the creation of landscaped areas that support native wildlife;</p> <p>g. identifying ways to reduce urban runoff and maintaining water quality;</p> <p>h. discouraging the use of pesticides that can move up the food chain and harm native carnivores (e.g., anti-coagulant rodenticides);</p> <p>i. preventing fires in open space areas by prohibiting smoking while in native open space and taking steps to prevent flying embers from backyard fires.</p> <p>j. identifying sources of trash that can blow into open space areas and discouraging their use (e.g., all types of balloons, plastic bags)</p> <p>A recommended resource for development of these educational materials can be found at: http://www.livinglightly.org.</p> <p>Prior to the issuance of a grading permit, the Project Applicant shall submit the proposed Best Management Practices (BMPs) for County review. Measures shall be included to control siltation and erosion into creek drainages; dewatering of drainages by filling and diverting headwaters of drainages; and excessive dust accumulation on vegetation. BMPs shall also specify the use of silt fencing at the lower edges of graded slopes and the outer edges of drainage buffers and shall require that coir logs be placed on slopes to prevent erosion.</p> <p>All oak tree driplines within 50 feet of land clearing (including brush clearing) or areas to be graded shall be enclosed within temporary fencing for the duration of the clearing or grading activities. Fencing shall extend to the root protection zone (RPZ) (that area at least 15 feet from the trunk or half again as large as the distance from the trunk to the dripline, whichever is greater). No parking or storage of equipment, solvents, or chemicals that could adversely affect the trees shall be allowed within 25 feet of the trunk at any time. Fence</p>	

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Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures removal shall occur only after the Project Biologist confirms the health of preserved trees.	Level of Significance After Mitigation
MM Bio-16	<p>All upslope grading and drainage shall be engineered to minimize resultant erosion, soil compaction, or drainage into preserved oak tree areas. Whenever possible, utilities shall be designed to avoid crossing under the canopies of preserved trees unless the utilities are installed by drilling under the root zones (where feasible) to avoid impacts associated with cutting roots. Feasibility of drilling under trees will be based on soil conditions. Utilities will be clustered whenever possible to lessen impacts to oak RPZs.</p> <p>To ensure that the mitigation measures listed in this section are fully and properly implemented, the Project Applicant shall submit annual reports to the LACDRP to document post-project compliance with all mitigation measures associated with the Supplemental EIR (SEIR) for the project. These annual post-project compliance reports will summarize the success of implementing habitat-related mitigation (Mitigation Measures 1, 2, 3, and 7) and will document the status of implementing species-related mitigation (Mitigation Measures 4, 5, and 6). These reports shall also describe the general condition of open space areas and identify any impacts that require actions by the land management entity. Successful implementation of construction-related mitigation measures and mitigation related to landscaping, lighting, or homeowner activities will be discussed as these measures are implemented. Annual reports shall be submitted to the LACDRP by December 31 each year, beginning after grading activities are initiated. Annual reports shall be submitted until the monitoring periods for Mitigation Measures 1, 2, 3, 4, and 7 are complete and successful implementation of the remaining mitigation measures is documented.</p> <p>Prior to the issuance of a grading permit, the Project Applicant will provide a Funding Agreement that is subject to the approval of the LACDRP for the purpose of ensuring that sufficient funds are available to perform the required monitoring and reporting tasks described in the previous paragraph and in Mitigation Measures 1 through 7. This Funding Agreement may consist of the creation of an escrow account or other mechanisms acceptable to the LACDRP.</p>	

**TABLE 1-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND STANDARDS AND GUIDELINES
AND MITIGATION MEASURES (MMS) FOR TESORO DEL VALLE (PHASES A, B, C)**

Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
Threshold 5.4-3 Would the Project have a substantial adverse effect on federal or state protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages), or waters of the United States, as defined by § 404 of the federal Clean Water Act or California Fish & Game code § 1600, et seq., through direct removal, filling, hydrological interruption, or other means?	None MM Bio-7 <i>Recommended Project Specific Mitigation Measures</i> Prior to the construction of any phase or component of the proposed project that involves impacting drainages, streams, or wetlands through filling, stockpiling, conversion to a storm drain, channelization, bank stabilization, road or utility line crossings, or any other modification to a jurisdictional drainage, permits from the U.S. Army Corps of Engineers (USACE), the Regional Water Quality Control Board (RWQCB), and the CDFW would be required before any such activities could commence. Both permanent and temporary (construction-related) impacts are regulated and would therefore trigger the need for permits. <i>Regulatory permits, acquired from resource agencies in 1999, included mitigation requirements to compensate for impacts to 3.84 acres of waters under the jurisdiction of the USACE, RWQCB, and CDFW. The permits were issued to address all four phases of project impacts (Phases A through D). All mitigation requirements specified in the resource agency permits were implemented concurrent with Phase A development in an attempt to pre-mitigate impacts to jurisdictional waters associated with Phases B through D. The following mitigation activities have been performed: (1) fee payment to the U.S. Forest Service to facilitate removal of 7.68 acres of giant reed from upper San Francisquito Canyon; (2) removal of 1.11 acres of giant reed to enhance on-site portions of San Francisquito Creek; (3) installation of 12 acres of alluvial fan sage scrub revegetation in Phase D; (4) installation of one acre of willow riparian habitat; and (5) preservation of 60.2 acres within San Francisquito Canyon in Phases C and D (28.6 acres in Phase D dedicated to the MRCA in 2008, the remaining 31.6 acres in Phase C shall be dedicated prior to the initiation of grading activities for Phases B and C).</i> <i>Given the reduced development footprint of the currently proposed project (versus 1999), it is possible that the resource agencies will consider the mitigation activities performed to date adequate to offset impacts associated with Phase B and C development.</i> <i>If additional mitigation is required by the resource agencies to compensate for impacts to jurisdictional waters, these mitigation activities shall consist of (1) riparian habitat restoration, enhancement, or preservation or (2) participation in an agency-approved habitat mitigation bank. If the resource agencies</i> 	Less Than Significant

TABLE 1-1
**SUMMARY OF ENVIRONMENTAL IMPACTS AND STANDARDS AND GUIDELINES
AND MITIGATION MEASURES (MMS) FOR TESORO DEL VALLE (PHASES A, B, C)**

Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
	<p>Identify project impacts that are not adequately mitigated by the activities described above, those impacts shall be mitigated at a minimum ratio of 2:1 (i.e., no fewer than 2 acres of mitigation shall be provided for each acre of streambed loss).</p> <p>The RHMP will analyze the quality and amount of streambed impact areas and will demonstrate through the use of a functional analysis method such as the California Rapid Assessment Method that the mitigation sites and activities (e.g., restoration, enhancement, and/or preservation) adequately compensate for the loss of the on-site streambed resources.</p> <p>If additional mitigation activities are required by the resource agencies, the Applicant shall prepare a Riparian Habitat Mitigation Plan (RHMP) for review and approval by the LACDRP prior to the initiation of project grading activities that would affect streambed resources and will include the following items:</p> <ul style="list-style-type: none"> • Responsibilities and Qualifications of the Personnel to Implement and Supervise the Plan. The responsibilities of the Landowner, Specialists, and Maintenance Personnel that will supervise and implement the plan shall be specified. • Site Selection. The site(s) for mitigation shall be determined in coordination with the Project Applicant and the LACDRP. The site shall be located in a dedicated open space area and will be contiguous with other natural open space areas. • Site Preparation and Planting Implementation. Site preparation shall include (1) protection of existing native species; (2) trash and weed removal; (3) native species' salvage and reuse (i.e., duff); (4) soil treatments (i.e., imprinting, decompressing); (5) erosion-control measures (i.e., nice or willow wattles); and (6) seed mix application. The mitigation plan shall include a discussion of whether active restoration or enhancement is required to achieve the objectives of the RHMP or if passive restoration is expected to result in the desired RHMP objectives within a reasonable time frame. • Plant Material. All plant material used for habitat restoration purposes shall consist of native species that are local to the immediate area of the mitigation site. The source of plant material used for habitat restoration shall come from areas within 10 miles of the mitigation site and within 1,000 feet of elevation. All plant material proposed for use in a habitat 	

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Summary of Environmental Impacts	Recommended 1999 FEIF Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
	<p>restoration program shall be inspected by a qualified biological monitor to ensure that all container plants are in good health and do not contain pests or pathogens that may be harmful to existing native plants or wildlife species. Container plants and other landscaping materials (including organic mulches) shall be inspected to ensure they do not contain Argentine ants. Any seeds to be used for habitat restoration purposes shall be collected, cleaned, stored, and packaged by a qualified seed supplier. Native seed mixes shall be inspected by a biological monitor prior to their application to ensure that they contain the proper species and that seed packages are in good condition and do not contain any pests or pathogens. Diseased or infested plant, seed, or landscape materials shall be removed from the site and transported to an appropriate off-site green waste facility.</p> <ul style="list-style-type: none"> • Schedule. Establishment of restoration/revegetation sites shall be conducted between October 15 and January 30. Introduction of hydrosed mix and container plants shall occur immediately after the restoration sites are prepared. • Maintenance Plan/Guidelines. The Maintenance Plan shall include (1) weed control; (2) herbivory control; (3) trash removal; (4) irrigation system maintenance; (5) maintenance training; and (6) replacement planting. • Monitoring Plan. The Monitoring Plan shall include (1) qualitative monitoring (i.e., photographs and general observations); (2) quantitative monitoring (i.e., randomly placed transects); (3) monthly reports for the first year and every other month thereafter; and (4) annual reports for five years, which will be submitted to the LACDPR. Monitoring will be conducted for five years or until performance standards have been met. • Performance Standards. The RHMP shall include a discussion of appropriate performance standards to determine habitat restoration success. Minimum native species coverage of approximately 90 percent relative to a nearby reference site at the end of the five-year monitoring period is a commonly utilized performance standard, though the final performance standards shall be determined based on specific site conditions. The restoration program shall be considered successful if the performance standards have been achieved at the end of the five-year monitoring period and once successful plant establishment has been documented (e.g., plant health is determined to be satisfactory by the 	

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	<p>biological monitor at least two years after supplemental watering has been discontinued). If performance standards have not been achieved at the conclusion of the five-year monitoring period, monitoring and maintenance activities shall be continued until performance standards have been met.</p> <ul style="list-style-type: none"> • Signage and Fencing. If necessary, the RHMP shall include specifications on fencing to protect biological resources and restrict human access. Signage specifications shall also be developed to indicate the site is a preservation site and to either indicate that trespassing is not allowed or to instruct visitors to stay on trails if public access is allowed. • Long-Term Site Management. The RHMP shall identify an appropriate entity to manage any open space areas utilized for mitigation purposes. A long-term management plan shall also be developed which will be implemented by the long-term management entity. Potential land management entities include the Mountains Recreation and Conservation Authority, the Tesoro del Valle Homeowners Association, the Nature Conservancy, the City of Santa Clarita, or the County of Los Angeles. Any other management entities that may be identified would be subject to approval by the LACDRP. The County of Los Angeles shall be named as an enforcing party on any conservation easement or land dedication agreement to ensure compliance with any restrictions or required land management actions associated with the open space areas. • Proof of Funding for Site Management. The HMMP shall provide a funding mechanism to ensure that sufficient funds are available to the long-term management entity for the ongoing management and protection of the mitigation sites. Possible funding mechanisms may include an endowment, payments from the HOA, or establishing a special financing district. <p>If preservation of streambed resources is proposed, the RHMP will describe (1) the amount and quality of streambed resources at the site; (2) management requirements to control invasive non-native plants, littering and illegal trash dumping, and trespassing; and (3) a mechanism for permanent preservation and management of the site. The 31.6 preservation area in Phase C shall be dedicated to an appropriate entity prior the initiation of grading activities for development of Phases C and D. A long-term management plan shall also be developed which will be implemented by one of the long-term management entities listed above. The County of Los Angeles shall be named as an</p>	

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Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
Threshold 5.4-5 Would the Project convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, southern California black walnut, etc.)?	Recommended 1999 FEIR Mitigation Measures None Recommended Project Specific Mitigation Measures <i>Refer to MM Bio-2 identified previously.</i>	Less Than Significant
Threshold 5.4-6 Would the Project conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, § 22.56.215), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44, Part 6)?	Recommended 1999 FEIR Mitigation Measures None Recommended Project Specific Mitigation Measures <i>Refer to MM Bio-2 identified previously.</i>	Less Than Significant
Less Than Significant Impacts Threshold 5.4-4 Would the Project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	Recommended 1999 FEIR Mitigation Measures None Recommended Project Specific Mitigation Measure <i>Refer to MMS Bio-1, Bio-2, Bio-9, and Bio-10 identified previously.</i>	Less Than Significant

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Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
5.5 CULTURAL RESOURCES		
Potentially Significant Impacts	<p>Regulatory Requirements</p> <p>RR Cult-1</p> <p>If human remains are encountered during excavation activities, all work shall halt in the vicinity of the remains and the County Coroner shall be notified (<i>California Public Resources Code</i>, Section 5097.98). The Coroner will determine whether the remains are of forensic interest. If the Coroner, with the aid of a qualified Archaeologist, determines that the remains are prehistoric, s/he will contact the Native American Heritage Commission (NAHC). The NAHC will be responsible for designating the most likely descendant (MLD), who will be responsible for the ultimate disposition of the remains, as required by Section 7050.5 of the <i>California Health and Safety Code</i>. The MLD shall make his/her recommendation within 48 hours of being granted access to the site. If feasible, the MLD's recommendation shall be followed and may include scientific removal and non-destructive analysis of the human remains and any items associated with Native American burials (<i>California Health and Safety Code</i>, Section 7050.5). If the landowner rejects the MLD's recommendations, the landowner shall rebury the remains with appropriate dignity on the property in a location that will not be subject to further subsurface disturbance (<i>California Public Resources Code</i>, Section 5097.98).</p>	Less Than Significant
	<p>Recommended 1999 FEIR Mitigation Measures</p> <p>None</p> <p>Recommended Project Specific Mitigation Measures</p> <p>MM Cult-1</p> <p>In the event archaeological cultural resources are encountered during Project construction, all ground-disturbing activities within the vicinity of the find shall cease and a qualified archaeologist and designated Native American representative shall be notified of the find. The archaeologist shall record all recovered archaeological resources on the appropriate California Department of Parks and Recreation Site Forms to be filed with the California Historical Resources Information System—South Central Coastal Information Center, evaluate the significance of the find, and if significant, determine and implement the appropriate mitigation in accordance with the U.S. Secretary of the Interior and California Office of Historic Preservation guidelines, including but not limited to a Phase III data recovery and associated documentation, and in consultation with the designated Native American representative. The archaeologist shall prepare a final report about the find to be filed with the Applicant, the County of Los Angeles Department of Regional Planning, and the California Historical Resources Information System—South Central Coastal Information Center, as required by the California Office of Historic</p>	
	<p>Threshold 5.5-1 Would the Project cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?</p> <p>Threshold 5.5-2 Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?</p> <p>Threshold 5.5-4 Would the Project disturb any human remains, including those interred outside of formal cemeteries?</p>	

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Summary of Environmental Impacts	Recommended 1999 F/EIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
	<p>Preservation. The report shall include documentation of the resources recovered, a full evaluation of the eligibility with respect to the California Register of Historical Resources, and treatment of the resources recovered. In the event of a find, archaeological and Native American monitoring shall be provided thereafter for any ground-disturbing activities in the area of the find.</p>	Less Than Significant
Threshold 5.5-3 Would the Project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?	<p>Recommended 1999 F/EIR Mitigation Measures</p> <p>None</p> <p>Recommended Project Specific Mitigation Measures</p> <p>MM Cult-2</p> <p>Prior to construction, in areas where depth of excavation will exceed five feet below ground surface, a Paleontological Resource Impact Mitigation Plan (PRIMP) shall be developed by a qualified Paleontologist. The PRIMP shall include recovery, preparation (to the point of identification), identification, and curation of fossil materials. The PRIMP shall also include provisions for significant paleontological specimens recovered during mitigation to be deposited for curation in an accredited and permanent scientific institution with a research and/or educational interest in the materials (e.g., the Natural History Museum of Los Angeles County). The Paleontologist shall have a written repository agreement prior to initiating mitigation activities. These requirements shall be included as notes on the contractor grading plans and shall be verified by the Lead Agency, or its designee, prior to commencement of grading activities.</p>	
MM Cult-3	<p>Prior to the issuance of the grading permit for ground-disturbance activities (i.e., grading and excavation), the property owner/developer shall submit the PRIMP, prepared by the Supervising Paleontologist retained for the project, to the Department of Regional Planning for review and approval. The following mitigation measures shall be outlined in greater detail in the PRIMP:</p> <ol style="list-style-type: none"> The Supervising Paleontologist shall be retained and be present at all pre-construction planning and pre-grading meetings. Prior to the approval of grading plans for any grading permit, a Paleontological Assessment Report shall be submitted to the Department of Regional Planning for review and approval. This report shall identify the geological formations that would be exposed to grading/disturbance activities and each formation's paleontological sensitivity. Paleontological resource requirements shall be incorporated as a note on the grading plan cover sheet. For most grading activities, a qualified Paleontologist shall be 	

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Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
	<p>retained by, and at the expense of, the Project Applicant to monitor and, if necessary, salvage scientifically significant fossil remains during grading operations. The duration of these inspections shall be determined by the Supervising Paleontologist and shall depend on the sensitivity of the rock units, the rate of excavation, and the abundance of fossils.</p> <p>c. Paleontological monitoring shall be conducted during grading and other excavation work as determined necessary by the Supervising Paleontologist. Recommended hours for monitoring activities shall be established by the Supervising Paleontologist and shall be outlined in the PRIMP. It shall be the responsibility of the Supervising Paleontologist to demonstrate, to the satisfaction of the Lead Agency, the appropriate level of monitoring necessary based on the grading plans.</p> <p>d. Any paleontological work at the site shall be conducted under the direction of the Supervising Paleontologist.</p> <p>e. Prior to the start of grading activities, Paleosols No. 5 and No. 8 shall be tested for microvertebrate fossils.</p> <p>f. Grading activities in the Castaic and Saugus Formations shall require full-time monitoring by a qualified Paleontologist.</p> <p>g. Geologic units of low or moderate paleontological sensitivity shall require part-time monitoring. If significant fossils are observed during grading as determined by the Supervising Paleontologist, full-time monitoring shall be implemented. Monitoring may be reduced if the potentially fossiliferous units described in this assessment are not present in the subsurface or, if present, are determined upon exposure and examination by a qualified Paleontologist to have low potential to contain fossil resources.</p> <p>h. Qualified Paleontologists shall have the authority to temporarily divert or direct grading efforts to allow for evaluation and any necessary salvage of exposed fossils.</p> <p>i. Because of the potential for producing small fragments of vertebrate microfossils, periodic screening of fine-grained sediment from cuts in the Castaic and Saugus Formations shall be performed by the qualified Paleontologist. Such material may be removed in bulk and screened off site to minimize interference with grading operations.</p>	

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Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
	<ul style="list-style-type: none"> i. If a fossil discovery occurs during grading operations when a qualified Paleontologist is not present, grading shall be diverted around the area until he or she can access the find. k. Recovered specimens shall be prepared to the point of identification and permanent preservation, including washing sediments to recover small vertebrate or invertebrate fossils. l. Any fossils recovered, along with their contextual stratigraphic data, shall be donated to the Natural History Museum of Los Angeles County or another appropriate institution with an educational and research interest in the materials. A final report detailing findings and disposition of specimens shall be submitted to the Lead Agency and repository institution. 	
5.6 ENERGY		
<i>Less Than Significant Impacts</i>	<i>Recommended 1999 FEIR Mitigation Measures</i>	<i>No Impact</i>
Threshold 5.6-1 Would the project conflict with Los Angeles County Green Building Standards Code (L.A. County Code Title 31)?	<p>None</p> <p><i>Recommended Project Specific Mitigation Measures</i></p> <p>None</p>	
Threshold 5.6-2 Would the project involve the inefficient use of energy resources (see Appendix F of the CECA Guidelines)?	<p>None</p> <p><i>Recommended Project Specific Mitigation Measures</i></p> <p>None</p>	Less Than Significant
Threshold 5.6-3 Would the Project create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<p>None</p> <p><i>Recommended Project Specific Mitigation Measures</i></p> <p>None</p>	Less Than Significant

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Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
5.7 GEOLOGY AND SOILS		
Less Than Significant Impacts		
	Recommended 1999 FEIR Mitigation Measures	
Threshold 5.7-1 Would the Project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alequist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.	<p>None</p> <p>Recommended Project Specific Mitigation Measures</p> <p>None</p>	Less Than Significant
	Recommended Project Specific Mitigation Measures	
Threshold 5.7-2 Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?		
Threshold 5.7-3 Would the Project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction and lateral spreading?		
Threshold 5.7-4 Would the Project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?		

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Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
Threshold 5.7-5 Would the Project be located in an area subject to landslides?		
Threshold 5.7-6 Would the Project result in substantial soil erosion or the loss of topsoil?	<p>Recommended 1999 FEIR Mitigation Measures</p> <p>None</p> <p>Recommended Project Specific Mitigation Measures</p> <p>None</p>	Less Than Significant
Threshold 5.7-7 Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<p>Recommended 1999 FEIR Mitigation Measures</p> <p>None</p> <p>Recommended Project Specific Mitigation Measures</p> <p>None</p>	Less Than Significant
Threshold 5.7-8 Would the project have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?	<p>Recommended 1999 FEIR Mitigation Measures</p> <p>None</p> <p>Recommended Project Specific Mitigation Measures</p> <p>None</p>	No Impact
Threshold 5.7-9 Would the project conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.215) or hillside design standards in the County General Plan Conservation and Open Space Element?	<p>Recommended 1999 FEIR Mitigation Measures</p> <p>None</p> <p>Recommended Project Specific Mitigation Measures</p> <p>None</p>	Less Than Significant

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Summary of Environmental Impacts	Recommended 1999 FElR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
5.8 GREENHOUSE GAS EMISSIONS		
Less Than Significant Impacts	<p>Threshold 5.8-1 Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</p> <p>Recommended Project Specific Mitigation Measures</p> <p>Refer to 1999 Air Quality MMP-4 and 1999 Air Quality MMP-6 identified previously.</p> <p>MM GHG-1 Prior to the issuance of each residential building permit for single family homes or senior homes, the Permittee or successor developer shall demonstrate that each home will exceed the current 2016 CCR Title 24 Part 6 minimum energy efficiency requirements by at least 50 percent to the satisfaction of Public Works.</p> <p>MM GHG-2 Prior to the issuance of each residential building permit for single family homes or senior homes, the Permittee or successor developer shall demonstrate that the Project shall include solar power generation or alternate equivalent renewable power generation (e.g., solar hot water, wind, fuel cells) equivalent to 4,500 kWh/year (50 percent of the power utilized) for each single-family residence and 2,400 kWh/year for each senior home to the satisfaction of Public Works.</p> <p>MM GHG-3 Prior to the issuance of each nonresidential building permit for the park and recreational land uses, the Permittee or successor developer shall demonstrate that the Project shall include solar power generation or alternate equivalent renewable power generation (e.g., solar hot water, wind, fuel cells) equivalent to 9.5 kWh/year per square foot (50 percent of the power utilized) for each community building to the satisfaction of Public Works.</p> <p>MM GHG-4 Prior to the issuance of each residential occupancy permit, the Permittee or successor developer shall submit for approval to the Department of Regional Planning the plan for the applicable future homeowners association(s) to provide educational information to each homeowner on (1) water conservation; (2) energy conservation, including the use of energy-efficient lighting and the limiting of outdoor lighting; (3) the use of the solar PV system included with each home (see MM GHG-2); (4) mobile source emission reduction techniques, such as use of alternative modes of transportation and zero- or low-emission vehicles; (5) the use of solar heating, automatic covers, and efficient pumps and motors for pools and spas; and (6) recycling methods utilized. The plan shall include a delivery schedule of the educational</p>	Less Than Significant

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	MM GHG-5 information to each homeowner that includes the initial delivery prior to individual purchase of property as well as delivery of annual updates to all homeowners.	
	MM GHG-6 Prior to the issuance of each nonresidential building permit for the park and recreational land uses, the Permittee or successor developer shall detail bicycle parking on the architectural plans depicting a bicycle parking space quantity that exceeds both the bicycle parking requirements of Section 22.44.1410 of the Municipal Code and the CalGreen mandatory requirements by providing the higher of either a 15 percent increase over the Municipal Code or CalGreen mandatory requirements or provide a minimum of 8 bicycle parking spaces at each facility.	
	MM GHG-7 Prior to the issuance of each residential building permit for single family homes or senior homes, the Permittee or successor developer shall incorporate into the electrical plans, outside electrical receptacles in both the front yard and rear yard of each home.	
	MM GHG-8 Prior to the issuance of each residential building permit for single family homes or senior homes, the Permittee or successor developer shall require that all built-in appliances (e.g., fans, air conditioner units, dishwashers, refrigerators, etc.) are Energy Star-certified.	
	MM GHG-9 Prior to the issuance of the first residential occupancy permit, the Permittee or successor developer shall submit for approval to the Department of Regional Planning a Transportation Demand Management (TDM) Program that will at a minimum incorporate the following measures:	<ul style="list-style-type: none"> • Provide pedestrian access ways such as sidewalks and trails, that interconnect every proposed home and park and connects to existing off-site sidewalks and trails.

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AND MITIGATION MEASURES (MMS) FOR TESORO DEL VALLE (PHASES A, B, C)**

Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
	<ul style="list-style-type: none"> • Provide designated bicycle lanes on all major roadways within the proposed Project and provide bicycle trails that connect to existing off-site bicycle trails. • Provide traffic calming measures on a minimum of 25 percent of the proposed roads and intersections. • Provide a kiosk within the community center or public park that provides information on public transit, including bus routes and schedules as well as information about carpooling and vanpools. • Provide a new transit stop located within a quarter mile of the project site. • Coordinate with the Santa Clara Transit Agency to accomplish this. • Provide a bus shelter with bicycle parking in the vicinity of the project site at a location determined in coordination with the City of Santa Clara Transit Agency. 	
MM GHG-10	<p>Prior to the issuance of the 200th residential occupancy permit, the Permittee or successor developer shall require that at least one of the proposed public parks include an area that may be utilized as a community garden that is open to all residents of the Project.</p>	
MM GHG-11	<p>To assist in compliance with the waste diversion goals of AB 341, at the time of initial occupancy, the Permittee or successor developer shall provide each residence with a recycling bin to assist with the separation of recyclables and trash prior to disposal in outdoor containers.</p>	
MM GHG-12	<p>Prior to issuance of the first grading permit, the Permittee or successor developer shall submit for approval to the Department of Regional Planning a Landscape Plan that specifies the planting of a minimum of 6,182 trees on the project site.</p>	
MM AQ-1	<p>All off-road diesel equipment that is greater than 50 horsepower utilized during construction of the proposed Project shall be registered with CARB and meet the CARB Tier 4 emission standards. In order to ensure compliance with this measure, all contractors that utilize off-road diesel equipment that is greater than 50 horsepower shall participate in CARB's Responsible Official Affirmation of Reporting (ROAR) annual reporting program and shall submit a copy of the report to Public Works.</p>	

**TABLE 1-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND STANDARDS AND GUIDELINES
AND MITIGATION MEASURES (MMS) FOR TESORO DEL VALLE (PHASES A, B, C)**

Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
Threshold 5.8-2 Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<p>Recommended 1999 FEIR Mitigation Measures</p> <p>Refer to 1999 Air Quality MMP-4 and 1999 Air Quality MMP-6 identified previously.</p> <p>Recommended Project Specific Mitigation Measures</p> <p>Refer to MM GHG-1 through MM GHG-12 and MM AQ-1, MM AQ-4, and MM AQ-6 identified previously.</p>	Less Than Significant
5.9 HAZARDS AND HAZARDOUS MATERIALS		
Less Than Significant Impacts		
Threshold 5.9-1 Would the Project create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?	<p>Recommended 1999 FEIR Mitigation Measures</p> <p>None</p> <p>Recommended Project Specific Mitigation Measures</p> <p>None</p>	Less Than Significant
Threshold 5.9-2 Would the Project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?	<p>Recommended 1999 FEIR Mitigation Measures</p> <p>None</p> <p>Recommended Project Specific Mitigation Measures</p> <p>None</p>	Less Than Significant
Threshold 5.9-3 Would the Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?	<p>Recommended 1999 FEIR Mitigation Measures</p> <p>None</p> <p>Recommended Project Specific Mitigation Measures</p> <p>None</p>	Less Than Significant
Threshold 5.9-4 Would the Project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<p>Recommended 1999 FEIR Mitigation Measures</p> <p>None</p> <p>Recommended Project Specific Mitigation Measures</p> <p>None</p>	Less Than Significant

TABLE 1-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND STANDARDS AND GUIDELINES
AND MITIGATION MEASURES (MMS) FOR TESORO DEL VALLE (PHASES A, B, C)

Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
Threshold 5.9-5: For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<i>Recommended 1999 FEIR Mitigation Measures</i> None <i>Recommended Project Specific Mitigation Measures</i> None	Less Than Significant
Threshold 5.9-6: For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<i>Recommended 1999 FEIR Mitigation Measures</i> None <i>Recommended Project Specific Mitigation Measures</i> None	Less Than Significant
Threshold 5.9-7: Would the Project impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<i>Recommended 1999 FEIR Mitigation Measures</i> None <i>Recommended Project Specific Mitigation Measures</i> None	Less Than Significant
Threshold 5.9-8: Would the Project expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:	<i>Recommended 1999 FEIR Mitigation Measures</i> None <i>Recommended Project Specific Mitigation Measures</i> None	Less Than Significant
i) within a Very High Fire Hazard Severity Zones (Zone 4)?	<i>Recommended 1999 FEIR Mitigation Measures</i> None	Less Than Significant
ii) within a high fire hazard area with inadequate access?		
iii) within an area with inadequate water and pressure to meet fire flow standards?		

**TABLE 1-1
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AND MITIGATION MEASURES (MMS) FOR TESORO DEL VALLE (PHASES A, B, C)**

Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
iv) within proximity to land uses that have the potential for dangerous fire hazard?		
Threshold 5.9-9 Does the proposed use constitute a potentially dangerous fire hazard?		
5.10 HYDROLOGY AND WATER QUALITY		
	Regulatory Requirements	
	RR 5.10-1	Prior to the issuance of a grading permit, the Project Applicant shall be responsible for filing a Notice of Intent and the appropriate fees to the SWRCB in order to obtain coverage under the NPDES General Construction Permit for construction activities. Pursuant to the permit requirements, the Project Applicant shall develop a Stormwater Pollution Prevention Plan that incorporates Best Management Practices for minimizing construction-related pollutants in site runoff.
	RR 5.10-2	The Project shall comply with the Los Angeles Regional Water Quality Control Board General NPDES Permit and General WDRs for Dischargers of Groundwater from Construction and Project Dewatering (Order No. R4-2013-0095, NPDES No. CAG99a004).
	Less Than Significant Impacts	Less Than Significant
Threshold 5.10-1 Would the Project violate any water quality standards or waste discharge requirements?	Recommended 1999 FEIR Mitigation Measures	Less Than Significant
	None	
	Recommended Project Specific Mitigation Measures	
Threshold 5.10-2 Would the Project generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?	None	
Threshold 5.10-3 Would the Project otherwise substantially degrade water quality?		

TABLE 1-1
**SUMMARY OF ENVIRONMENTAL IMPACTS AND STANDARDS AND GUIDELINES
AND MITIGATION MEASURES (MMS) FOR TESORO DEL VALLE (PHASES A, B, C)**

Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
Threshold 5.10-4 Would the Project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<p>Recommended 1999 FEIR Mitigation Measures</p> <p>None</p> <p>Recommended Project Specific Mitigation Measures</p> <p>None</p>	Less Than Significant
Threshold 5.10-5 Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<p>Recommended 1999 FEIR Mitigation Measures</p> <p>None</p> <p>Recommended Project Specific Mitigation Measures</p> <p>None</p>	Less Than Significant
Threshold 5.10-6 Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?		
Threshold 5.10-7 Would the Project create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?		
Threshold 5.10-8 Would the Project create drainage system capacity problems, or result in the construction of new storm water drainage facilities		

**TABLE 1-1
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Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
or expansion of existing facilities, the construction of which could cause significant environmental effects?		Less Than Significant
Threshold 5.10-9 Would the Project add water features or create conditions in which standing water can accumulate that could increase habitat for mosquitoes and other vectors that transmit diseases such as the West Nile virus and result in increased pesticide use?	<p>Recommended 1999 FEIR Mitigation Measures</p> <p>None</p> <p>Recommended Project Specific Mitigation Measures</p> <p>None</p>	Less Than Significant
Threshold 5.10-10 Would the Project conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84)?	<p>Recommended 1999 FEIR Mitigation Measures</p> <p>None</p> <p>Recommended Project Specific Mitigation Measures</p> <p>None</p>	Less Than Significant
Threshold 5.10-11 Would the Project result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?	<p>Recommended 1999 FEIR Mitigation Measures</p> <p>None</p> <p>Recommended Project Specific Mitigation Measures</p> <p>None</p>	No Impact
Threshold 5.10-12 Would the Project use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)?	<p>Recommended 1999 FEIR Mitigation Measures</p> <p>None</p> <p>Recommended Project Specific Mitigation Measures</p> <p>None</p>	No Impact

TABLE 1-1
**SUMMARY OF ENVIRONMENTAL IMPACTS AND STANDARDS AND GUIDELINES
AND MITIGATION MEASURES (MMS) FOR TESORO DEL VALLE (PHASES A, B, C)**

Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures <i>and Recommended Project Specific Mitigation Measures</i>	Level of Significance After Mitigation
Threshold 5.10-13 Would the Project place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, or within a floodway or floodplain?	1999 MMP-3 <i>Recommended Project Specific Mitigation Measures</i> Sand bags shall be placed during construction to prohibit the transport of any onsite sediment and resulting debris to downstream areas. Erosion control devices must be installed or in place at the conclusion of every working day during the rainy period of October 15 to April 15. These will be designed by the design engineer to keep all debris in the project site as mandated by county ordinances.	Less Than Significant
Threshold 5.10-14 Would the Project place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain?	1999 MMP-4 <i>Recommended Project Specific Mitigation Measures</i> Energy dissipaters shall be installed at all offsite discharge locations to eliminate the hazard of erosion in natural offsite channel courses. These facilities will be designed to the satisfaction of the County Department of Public Works.	
Threshold 5.10-15 Would the Project expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	1999 MMP-5 <i>Recommended Project Specific Mitigation Measures</i> Subdrains as required by the geotechnical consultant will be installed.	
Threshold 5.10-16 Would the Project place structures in areas subject to inundation by seiche, tsunami, or mudflow?	1999 MMP-6 <i>Recommended Project Specific Mitigation Measures</i> All proposed cut-and-fill slopes shall be landscaped as soon as possible after grading to reduce potential erosion and increased runoff.	No Impact

TABLE 1-1
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AND MITIGATION MEASURES (MMS) FOR TESORO DEL VALLE (PHASES A, B, C)

Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
5.11 LAND USE		
<i>Less Than Significant Impacts</i>		
Threshold 5.11-1 Would the Project physically divide an established community?	Recommended 1999 FEIR Mitigation Measures None Recommended Project Specific Mitigation Measures None	Less Than Significant
Threshold 5.11-2 Would the Project be inconsistent with the applicable County plans for the subject property including, but not limited to, the General Plan, specific plans, local coastal plans, area plans, and community/neighborhood plans?	Recommended 1999 FEIR Mitigation Measures None Recommended Project Specific Mitigation Measures None	Less Than Significant
Threshold 5.11-3 Would the project be inconsistent with the County zoning ordinance as applicable to the subject property?	Recommended 1999 FEIR Mitigation Measures None Recommended Project Specific Mitigation Measures None	No Impact
Threshold 5.11-4 Would the Project conflict with Hillslope Management Area Ordinance, Significant Ecological Areas Ordinance, or other applicable land use policies?	Recommended 1999 FEIR Mitigation Measures None Recommended Project Specific Mitigation Measures None	Less Than Significant
5.12 MINERAL RESOURCES		
No Impact	Recommended 1999 FEIR Mitigation Measures None Recommended Project Specific Mitigation Measures None	No Impact
Threshold 5.12-1: Would the Project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	Recommended 1999 FEIR Mitigation Measures None Recommended Project Specific Mitigation Measures None	No Impact

TABLE 1-1
**SUMMARY OF ENVIRONMENTAL IMPACTS AND STANDARDS AND GUIDELINES
AND MITIGATION MEASURES (MMS) FOR TESORO DEL VALLE (PHASES A, B, C)**

Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
Threshold 5.12-2: <i>Would the Project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?</i>		
5.13 NOISE Potentially Significant Impacts	<p>Regulatory Requirements</p> <p>RR 5.13-1 The Project will be constructed in accordance with Section 12.08.440 of the County Code, which prohibits construction activities that generate noise that could create a disturbance across a residential or commercial property line from occurring between 7:00 PM and 7:00 AM on weekdays or at any time on Sunday or a federal holiday. For this Project, this limit would apply to noise-generating construction activities within a ¼ mile of a residential, school, or commercial receptor.</p> <p>Recommended 1999 FEIR Mitigation Measures</p> <p>1999 Noise MMP-1 Construction equipment and trucks shall be properly muffled.</p> <p>Recommended Project Specific Mitigation Measures</p> <p>MM Noi-1 Prior to the issuance of each permit for clearing, grading, or building within 500 feet of existing residences, the Developer shall demonstrate that the construction plans or specifications include the following noise-abatement and control measures. This measure applies to all phases of construction.</p> <ul style="list-style-type: none"> • All construction equipment, including internal combustion engines and stationary equipment (used for construction purposes) shall be equipped with noise-reducing features such as, but not limited to, improved mufflers, intake silencers, ducts, engine enclosures that are rated according to the manufacturer's specification and mounted on elastometric isolators when possible, and acoustical shields or shrouds. • Stationary sources located within 450 feet of off-site residences shall have noise abatement, such as engine enclosures or be placed behind barriers, to limit the noise level at the sensitive receptor to 60 A-weighted decibels (dBA) equivalent noise value (L_{eq}) or less. • Stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers. 	Less Than Significant

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Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
	<ul style="list-style-type: none"> • On-site and off-site construction haul routes shall be designed to avoid noise-sensitive uses, as feasible. • Equipment and material staging areas and equipment maintenance areas shall be located at least 500 feet from sensitive noise receivers, if feasible. • If available, electrically powered equipment shall be used as an alternative to diesel or gasoline powered equipment. 	
MM Noi-2	<p>If grading or similar construction activity within 150 feet of off-site residences is to occur for longer than one day, the Developer shall install a temporary noise barrier between the construction area and the residences. The barrier shall be 12 feet high and solid from the ground to the top. The barrier shall be constructed with plywood that is at least a $\frac{1}{2}$ inch thick or with another material that creates a noise transmission loss of at least 20 dBA. The barrier shall be located to break the line of sight between the residences and the construction area. Where feasible, the barrier shall remain in place until the completion of construction near the residences. The Sound Transmission Class (STC) of both materials shall add up to at least an STC rating of 20. This measure applies to all phases of construction.</p>	
MM Noi-3	<p>Prior to issuance of a building permit for each multi-family residential use, the Developer shall submit a noise analysis to the County demonstrating that projected air conditioning and refrigeration equipment noise levels would not exceed the standards of Section 12.08.530 of the County Code.</p>	
MM Noi-4	<p>Ongoing, each prospective purchaser of residential property within a $\frac{1}{2}$ mile of the proposed helispot shall be notified as follows:</p>	
	<p>NOTICE OF HELISPOT IN VICINITY – This property is presently located in the vicinity of a helispot, which will be used solely for emergency firefighting operations. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to helicopter operations (e.g., noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what helispot annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.</p>	
MM Noi-5	<p>Prior to issuance of building permits for single-family, duplex, and multi-family residences adjacent to Tesoro del Valle and Avenida Rancho Tesoro, the Developer shall submit a noise analysis to the County demonstrating that projected exterior noise levels at areas where residents would reasonably</p>	

TABLE 1-1
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AND MITIGATION MEASURES (MMS) FOR TESORO DEL VALLE (PHASES A, B, C)**

Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
	<p>expected to spend more than one hour, such as backyards, would not exceed 60 dBA community noise equivalent level (CNEL) for single-family and duplex residences and 65 dBA CNEL for multi-family residences. This standard is based on the California Land Use Compatibility Guidelines. Noise abatement may be achieved by setbacks, berms, and walls.</p> <p>The noise analysis shall also demonstrate that interior noise levels in all habitable rooms of duplexes and multi-family residences would not exceed 45 dBA CNEL, as required by the California Building Code.</p>	
Threshold 5.13-2 Would the Project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<p>Recommended 1999 FEIR Mitigation Measures</p> <p>None</p> <p>Recommended Project Specific Measures</p> <p>MM Noi-6 Prior to the issuance of each grading permit, the Developer shall submit plans and/or specifications to the County demonstrating that site preparation and grading within 265 feet of an occupied residence shall be performed with equipment that will not cause a vibration exceeding 0.01 peak particle velocity (ppv) inch per second (in/sec).</p>	Less Than Significant
Less Than Significant Impacts	<p>Recommended 1999 FEIR Mitigation Measures</p> <p>None</p> <p>Recommended Project Specific Measures</p> <p>Refer to MM Noi-4 identified previously.</p>	Less Than Significant
Threshold 5.13-3 Would the Project result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project, including noise from parking areas?	<p>Recommended 1999 FEIR Mitigation Measures</p> <p>None</p> <p>Recommended Project Specific Measures</p> <p>Refer to MM Noi-4 identified previously.</p>	Less Than Significant
Threshold 5.13-4 Would the Project result in a substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project, including noise from amplified sound systems?	<p>Recommended 1999 FEIR Mitigation Measures</p> <p>None</p> <p>Recommended Project Specific Measures</p> <p>Refer to MMs Noi-1, Noi-2, and Noi-3 identified previously.</p>	Less Than Significant
Threshold 5.13-5: For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport,	<p>Recommended 1999 FEIR Mitigation Measures</p> <p>None</p> <p>Recommended Project Specific Mitigation Measures</p>	No Impact

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AND MITIGATION MEASURES (MMS) FOR TESORO DEL VALLE (PHASES A, B, C)**

Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
would the Project expose people residing or working in the Project area to excessive noise levels?	None	
Threshold 5.13-6: For a project within the vicinity of a private airstrip, would the Project expose people residing or working in the Project area to excessive noise levels?		
	Less Than Significant	
	Less Than Significant	
	Less Than Significant	
	Less Than Significant	
	Less Than Significant	
	Less Than Significant	
	Less Than Significant	
	Less Than Significant	
	Less Than Significant	
	Less Than Significant	

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Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
5.15 PUBLIC SERVICES		
Potentially Significant Impacts		
	Regulatory Requirements	
RR PS-1	All nonresidential facilities shall incorporate sprinkler systems. (1999 Fire Services MMP-1)	
RR PS-2	The Project will provide water mains, fire hydrants, and fire flow as required by the County Forester and Fire Warden for all land shown on the map to be recorded. (1999 Fire Services MMP-3)	
RR PS-3	Fire Department access shall be extended to within 150 feet of any portion of habitable structures to be built. (1999 Fire Services MMP-5)	
RR PS-4	Where driveways extend further than 300 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. All weather paving shall be used for roadways. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet. (1999 Fire Services MMP-6)	
RR PS-5	Provide Fire Department and County approved street signs and building address numbers prior to occupancy. (1999 Fire Services MMP-7)	
RR PS-6	Prior to construction of a fire hazard reduction a fuel management plan shall be developed, reviewed by the Fire Department, and implemented. The plan shall include the following components:	
	<ul style="list-style-type: none"> • A revised landscape plan replacing eucalyptus, pines, junipers, and cypress with other native trees. • Use of low-fuel volume plants, including sumac, toyon, elderberry, holly leaf cherry, oak, sycamore, and California bay species. • Additional fuel modification zone with increased brush clearance for homes that face northeast open space areas. • Areas designated as open space shall not be utilized for equipment or vehicle storage or for access to the area of development. Such areas shall not be used for dumping of fill materials. (1999 Fire Services MMP-9) 	
RR PS-7	The applicant shall be required to pay a fee of \$0.18 per square foot of structure or the prevailing rate as determined by the County of Los Angeles Fee Program for Fire Stations for the Benefit of the Consolidated Fire Protection. This fee program provides for the expansion of fire protection facilities. (1999 Fire Services MMP-10)	

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Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
RR PS-8	Prior to the issuance of building permits, the applicant shall pay the Los Angeles County Sheriff's Department (LACSD) the applicable current fee amount, pursuant to the Law Enforcement Facilities Fee Program.	Los Angeles County Sheriff's Department Facilities Fee
RR PS-9	Prior to issuance of occupancy permits, the applicant shall ensure that street lighting meets County Department of Public Works standards and address numbers shall be provided that are readily apparent from the street for emergency response agencies	County
RR PS-10	Prior to issuance of building permits, the Project Applicant shall pay the current library fee at the time of building permit issuance (\$909.00 per residential unit for Fiscal Year 2017-18) to the County of Los Angeles Public Library to offset the demand for services generated by the Project. The library mitigation payment shall be made on a building permit-by-building permit basis by the developer for residential projects.	County
Threshold 5.15-1 Would the Project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for fire protection?	<p>Recommended 1999 FEIR Mitigation Measures</p> <p>None</p> <p>Recommended Project Specific Mitigation Measures</p> <p>MM PS-1 Prior to initiation of grading activities, the Project Applicant shall submit an Emergency Access Plan and/or Congestion Management Plan to the Los Angeles County Fire Department (LACFD) and Los Angeles County Sheriff's Department (LACSD) for review and approval. The Plan shall include, but not be limited to, (1) identification of construction haul routes; (2) duration and location of any lane closures; (3) location of parking for construction workers during construction phases; (4) use of flagmen, and (5) any pedestrian-related impacts to sidewalks and intersection crossings. The Traffic Management Plan shall be implemented during all stages of Project construction. The contractor specifications shall include the requirements outlined in the Emergency Access Plan and/or Congestion Management Plan and this shall be verified by the County.</p>	Less Than Significant

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AND MITIGATION MEASURES (MMS) FOR TESORO DEL VALLE (PHASES A, B, C)**

Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
Threshold 5.15-2 Would the Project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for police protection?	<p>Recommended 1999 FEIR Mitigation Measures</p> <p>None</p> <p>Recommended Project Specific Mitigation Measures</p> <p>Refer to MM PS-1 identified previously.</p> <p>MM PS-2 During site and building layout design, measures to increase site security shall be implemented, including, but not limited to providing lighting in private common areas and parks.</p>	Less Than Significant
Less Than Significant Impacts	Recommended 1999 FEIR Mitigation Measures	Less Than Significant
Threshold 5.15-3 Would the Project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for school services?	<p>Recommended 1999 FEIR Mitigation Measures</p> <p>None</p> <p>Recommended Project Specific Mitigation Measures</p> <p>None</p>	Less Than Significant
Threshold 5.15-4 Would the Project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for library services?	<p>Recommended 1999 FEIR Mitigation Measures</p> <p>None</p> <p>Recommended Project Specific Mitigation Measures</p> <p>None</p>	Less Than Significant
6.16 RECREATION		
Less Than Significant Impacts	Recommended 1999 FEIR Mitigation Measures	Less Than Significant
Threshold 5.16-1 Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of	<p>Recommended 1999 FEIR Mitigation Measures</p> <p>None</p> <p>Recommended Project Specific Mitigation Measures</p> <p>None</p>	Less Than Significant

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Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
Threshold 5.16-2 Would the Project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for parks?	<i>Recommended 1999 FEIR Mitigation Measures</i> None <i>Recommended Project Specific Mitigation Measures</i> None	No Impact
Threshold 5.16-3 Does the Project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?	<i>Recommended 1999 FEIR Mitigation Measures</i> None <i>Recommended Project Specific Mitigation Measures</i> None	Less Than Significant
Threshold 5.16-4 Would the Project interfere with regional open space connectivity?	<i>Recommended 1999 FEIR Mitigation Measures</i> None <i>Recommended Project Specific Mitigation Measures</i> None	

TABLE 1-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND STANDARDS AND GUIDELINES
AND MITIGATION MEASURES (MMIS) FOR TESORO DEL VALLE (PHASES A, B, C)

Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
5.17 TRAFFIC, ACCESS AND CIRCULATION		
Potentially Significant Impacts		
Threshold 5.17-1 Would the Project conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<p>Recommended 1999 FEIR Mitigation Measures</p> <p>None</p> <p>Recommended Project Specific Mitigation Measures</p> <p>MM Trans-1 Prior to the issuance of occupancy permits, the Project Applicant shall submit evidence to the County that the intersection improvements listed in Table 5.7* for Existing With Project Conditions have been or are being completed, unless the California Department of Transportation (Caltrans) or the City of Santa Clarita has not approved the measure.</p>	Significant and Unavoidable
MITIGATION MEASURES FOR PROJECT-SPECIFIC AND CUMULATIVE IMPACTS		
Location	Jurisdiction	Mitigation
The Old Rd and I-5 SB Ramps	County/ Caltrans	Modify the existing traffic signal to provide a northbound right-turn signal phase on The Old Rd that would overlap with the westbound left turn signal phase at the I-5 SB off-ramp. It should be noted that the recommended mitigation measure is subject to approval by Caltrans due to the joint shared jurisdiction of the intersection.
Tesoro Del Valle – Rio Nono and Copper Hill Drive	County	This intersection is completely built out. There are no reasonable and feasible measures available to mitigate the AM and PM peak hour impact of the project. Thus, for this intersection, the project impact is significant and unavoidable
McBean Pkwy and Copper Hill Dr	County/City of Santa Clarita	Modify the eastbound and westbound approaches on Copper Hill Dr to accommodate the installation of a third through lane in each direction. To accommodate the proposed through lanes, the Copper Hill Bridge over the San Francisquito Creek would need to be widened to its planned ultimate

**TABLE 1-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND STANDARDS AND GUIDELINES
AND MITIGATION MEASURES (MMS) FOR TESORO DEL VALLE (PHASES A, B, C)**

Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
	<p>configuration of three eastbound and three westbound through lanes. In addition, the westbound approach of the intersection would be restriped as needed. It is also noted that a traffic signal modification would likely be required to accommodate this recommended mitigation measure. The resulting lane configuration at the eastbound approach would provide two through lanes and one shared through/right-turn lane. The resulting lane configuration at the westbound approach would provide two left-turn lanes and three through lanes.</p>	
Future Cumulative Plus Project Conditions		
The Old Rd and I-5 SB Ramps	<p>Widen all intersection approaches. The northbound approach would be modified to provide a third through lane, resulting in a northbound approach lane configuration of one left-turn lane, three through lanes, and one right-turn lane. The southbound approach would be modified to provide a second left-turn lane and a third through lane, resulting in a southbound approach lane configuration of two left-turn lanes and three through lanes. Lastly, the I-5 SB off-ramp would be modified to convert the shared left/right-turn lane to a left-turn only lane and add a right-turn only lane, resulting in a westbound approach lane configuration of two left-turn lanes and one right-turn lane. It is also noted that a traffic signal modification would be required to accommodate this recommended cumulative mitigation measure. It should be noted that the recommended mitigation measure is subject to approval by Caltrans due to the joint shared jurisdiction of the intersection.</p>	
The Old Rd and Rye Canyon Rd	County	County

		northbound through lanes, and two additional westbound left-turn lanes. To accommodate these new lanes, The Old Rd and Rye Canyon Rd would need to be widened. It is also noted that a traffic signal modification would be required to accommodate this recommended cumulative mitigation measure.	
The Old Road and Magic Mountain Parkway	County	This intersection is completely built out. There are no reasonable and feasible measures available to mitigate the PM peak hour impact of the project. Thus, for this intersection, the project impact is significant and unavoidable.	
I-5 SB Ramps and Magic Mountain Parkway	County/ Caltrans	This intersection is completely built out. There are no reasonable and feasible measures available to mitigate the AM and PM peak hour impact of the project. Thus, for this intersection, the project impact is significant and unavoidable.	
Rye Canyon Road and Copper Hill Drive	City of Santa Clarita	This intersection is completely built out. There are no reasonable and feasible measures available to mitigate the PM peak hour impact of the project. Thus, for this intersection, the project impact is significant and unavoidable.	
Copper Hill Drive and Decoro Drive	County/City of Santa Clarita	This intersection is completely built out. There are no reasonable and feasible measures available to mitigate the AM and PM peak hour impact of the project. Thus, for this intersection, the project impact is significant and unavoidable.	
Tesoro Del Valle – Norte Rio Drive and Copper Hill Drive	County	This intersection is completely built out. There are no reasonable and feasible measures available to mitigate the AM and PM peak hour impact of the project. Thus, for this intersection, the project impact is significant and unavoidable.	
I: Interstate; SB: southbound; Caltrans: California Department of Transportation. Source: LLG 2016.			

MM Trans-2

Prior to the issuance of occupancy permits, the Project Applicant shall submit evidence to the County that the intersection improvements listed in Table 5.7-9 for Future Cumulative With Project Conditions have been or are being completed, unless the California Department of Transportation (Caltrans) or the City of Santa Clarita has not approved the measure. All Future Cumulative With Project impacts shall be mitigated through payment by pro rata share and/or payment into the Valencia Bridge and Thoroughfare District.

**TABLE 1-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND STANDARDS AND GUIDELINES
AND MITIGATION MEASURES (MMS) FOR TESORO DEL VALLE (PHASES A, B, C)**

Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
MM Trans-3	<p>Prior to issuance of an occupancy permit and in compliance with the County's Valencia Bridge and Major Thoroughfare Construction Fee District, the Project Applicant shall pay the fee based on the per unit fee applicable at that time. These fees will be used to fund transportation projects throughout the County's Valencia Bridge and Major Thoroughfare District, including improvements required to mitigate impacts related to the Tesoro del Valle Phases B and C Project; however, the priority assigned to individual projects is at the County's discretion. Therefore, the Project Applicant shall be responsible for monitoring of traffic conditions at the two impacted intersections, beginning at the time of first occupancy, to determine the point at which the identified improvements for each intersection would be required. Monitoring shall be required at the following milestones: 400 dwelling units and 800 dwelling units. The monitoring requirement for each intersection shall cease upon construction of the required improvement or at full buildout of the Project, whichever comes first. If these intersection improvements will not be constructed by the County prior to the identified time, the Project Applicant shall implement these improvements subject to a fee credit from the County's Valencia Bridge and Thoroughfare District.</p>	
MM Trans-4	<p>Prior to construction activities, the Project Applicant shall prepare and submit a detailed Construction Traffic Control Plan to the County of Los Angeles Department of Public Works for review and approval. The Construction Traffic Control Plan shall describe in detail safe detours and provide temporary traffic control during construction activities for the project. To reduce traffic congestion, the Plan shall include, as necessary, appropriate, and practicable, the following: temporary traffic controls (e.g., a flag person) during all phases of construction to maintain smooth traffic flow; dedicated turn lanes for movement of construction trucks and equipment on and off site; scheduling of construction activities that affect traffic flow on the arterial system to off-peak hours; consolidation of truck deliveries; rerouting of construction trucks away from congested streets or sensitive receptors, and/or signal synchronization to improve traffic flow.</p>	

TABLE 1-1
**SUMMARY OF ENVIRONMENTAL IMPACTS AND STANDARDS AND GUIDELINES
AND MITIGATION MEASURES (MMS) FOR TESORO DEL VALLE (PHASES A, B, C)**

Summary of Environmental Impacts	Less Than Significant Impacts	Threshold 5.17-2 Would the Project conflict with an applicable congestion management program (CMP), including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP for designated roads or highways?	Threshold 5.17-3 Would the Project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	Threshold 5.17-4 Would the Project substantially increase hazards due to a design feature (e.g., sharp curves or intersections) or incompatible uses (e.g., farm equipment)?	Threshold 5.17-5 Would the Project result in inadequate emergency access?	Threshold 5.17-6 Would the Project conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?
Less Than Significant Impacts						
Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Recommended 1999 FEIR Mitigation Measures	Recommended 1999 FEIR Mitigation Measures	Recommended 1999 FEIR Mitigation Measures	Recommended 1999 FEIR Mitigation Measures	Recommended 1999 FEIR Mitigation Measures	Recommended 1999 FEIR Mitigation Measures
		<p>Threshold 5.17-2 Would the Project conflict with an applicable congestion management program (CMP), including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP for designated roads or highways?</p> <p>Threshold 5.17-3 Would the Project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?</p> <p>Threshold 5.17-4 Would the Project substantially increase hazards due to a design feature (e.g., sharp curves or intersections) or incompatible uses (e.g., farm equipment)?</p> <p>Threshold 5.17-5 Would the Project result in inadequate emergency access?</p> <p>Threshold 5.17-6 Would the Project conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?</p>	<p>Recommended 1999 FEIR Mitigation Measures</p> <p>None</p> <p>Recommended Project Specific Mitigation Measures</p> <p>None</p> <p>Recommended 1999 FEIR Mitigation Measures</p> <p>None</p> <p>Recommended Project Specific Mitigation Measures</p> <p>None</p> <p>Recommended 1999 FEIR Mitigation Measures</p> <p>None</p> <p>Recommended Project Specific Mitigation Measures</p> <p>None</p> <p>Recommended 1999 FEIR Mitigation Measures</p> <p>None</p> <p>Recommended Project Specific Mitigation Measures</p> <p>None</p>	<p>Less Than Significant Impacts</p> <p>No Impact</p>		

**TABLE 1-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND STANDARDS AND GUIDELINES
AND MITIGATION MEASURES (MMS) FOR TESORO DEL VALLE (PHASES A, B, C)**

Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
5.18 TRIBAL CULTURAL RESOURCES		
Potentially Significant Impacts		
	<p>Regulatory Requirements</p> <p>RR Cult-1 If human remains are encountered during excavation activities, all work shall halt in the vicinity of the remains and the County Coroner shall be notified (<i>California Public Resources Code</i>, Section 5097.98). The Coroner will determine whether the remains are of forensic interest. If the remains are prehistoric, she will contact the Native American qualified Archaeologist, determines that the remains are prehistoric, she will contact the Native American Heritage Commission (NAHC). The NAHC will be responsible for designating the most likely descendant (MLD), who will be responsible for the ultimate disposition of the remains, as required by Section 7050.5 of the <i>California Health and Safety Code</i>. The MLD shall make his/her recommendation within 48 hours of being granted access to the site. If feasible, the MLD's recommendation shall be followed and may include scientific removal and non-destructive analysis of the human remains and any items associated with Native American burials (<i>California Health and Safety Code</i>, Section 7050.5). If the landowner rejects the MLD's recommendations, the landowner shall rebury the remains with appropriate dignity on the property in a location that will not be subject to further subsurface disturbance (<i>California Public Resources Code</i>, Section 5097.98).</p> <p>Recommended 1999 FEIR Mitigation Measures</p> <p>None</p> <p>Recommended Project Specific Mitigation Measures</p> <p>MM TCR-1 Prior to initiation of grading, the Project Applicant shall meet with the Fernández Tataviam Band of Mission Indians' Tribal Historic and Cultural Preservation Officer (THCPO) to determine the extent of "Special Areas". During grading activities, a professional Native American monitor, procured by the Fernández Tataviam Band of Mission Indians, shall be present to monitor all earth disturbance activities in the top five feet of disturbance area within the designated "Special Areas".</p> <p>MM TCR-2 During site preparation and grading activities, in the case of oak tree removals, a professional Native American monitor, procured by the Fernández Tataviam Band of Mission Indians, shall be present to monitor all earth disturbance activities within a thirty-foot radius and five feet in depth of oak trees proposed for removal that have been identified by the THCPO as within the "Special Areas".</p> <p>MM TCR-3 All Tribal Cultural Resources uncovered by the Project that are not eligible for protection on the California Register of Historic Resources shall be donated to</p>	Less Than Significant

TABLE 1-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND STANDARDS AND GUIDELINES
AND MITIGATION MEASURES (MMS) FOR TESORO DEL VALLE (PHASES A, B, C)

Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
<p>pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code §5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?</p>	<p>the care of the Fernández Tatayiam Band of Mission Indians on a first refusal basis.</p>	<p>Less Than Significant</p>
<p>5.19 UTILITIES AND SERVICE SYSTEM</p> <p>Potentially Significant Impacts</p>	<p>Threshold 5.19-2 Would the Project create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</p>	<p>Recommended 1999 FEIR Mitigation Measures</p> <p>None</p> <p>Recommended Project Specific Mitigation Measures</p> <p>MM Util-1 Prior to issuance of occupancy permits, the Project Applicant shall provide evidence to the County of payment of connection fees in compliance with the requirements of the Newhall County Water District.</p> <p>MM Util-2 Prior to connection to the Los Angeles County Sanitation District's wastewater system, the Project Applicant shall provide evidence of payment of the Santa Clarita Valley Sanitation District's Connection Fee Program.</p> <p>Threshold 5.19-4 Would the Project be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs?</p>
	<p>Recommended 1999 FEIR Mitigation Measures</p> <p>1999 Solid Waste MMP-1 Upon incorporation of the Homeowners Association (HOA) or annexation into an existing HOA, the HOA shall designate one board member as the waste management coordinator. This board member will coordinate all waste management activities for the HOA, including recycling, composting, and household hazardous waste collection.</p> <p>1999 Solid Waste MMP-2 Upon occupancy of the Project, the HOA shall incorporate the recycling services provided by the local waste hauler into any occupied residence. Commercial and school uses shall also provide recycling collection facilities and obtain recycling</p>	<p>Less Than Significant</p>

**TABLE 1-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND STANDARDS AND GUIDELINES
AND MITIGATION MEASURES (MMS) FOR TESORO DEL VALLE (PHASES A, B, C)**

Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
	<p>Recommended Project Specific Mitigation Measures</p> <p>MM Util-4 Construction activities on the Project site shall be conducted in compliance with the Los Angeles County Code Chapter 20.87 (Construction and Demolition Debris Recycling and Reuse), which requires the recycling or reuse of at least 50 percent of all construction and demolition debris.</p>	
Less Than Significant Impacts	<p>Recommended 1999 FEIR Mitigation Measures</p> <p>MM Util-4 Construction activities on the Project site shall be conducted in compliance with the Los Angeles County Code Chapter 20.87 (Construction and Demolition Debris Recycling and Reuse), which requires the recycling or reuse of at least 50 percent of all construction and demolition debris.</p>	Less Than Significant
<p>Threshold 5.19-1 Would the Project exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?</p>	<p>Recommended 1999 FEIR Mitigation Measures</p> <p>None</p> <p>Recommended Project Specific Mitigation Measures</p> <p>None</p>	Less Than Significant
<p>Threshold 5.19-3 Would the Project have sufficient reliable water supplies available to serve the Project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?</p>	<p>Recommended 1999 FEIR Mitigation Measures</p> <p>None</p> <p>Recommended Project Specific Mitigation Measures</p> <p>MM Util-3 Throughout the duration of all construction activities requiring pumping from local groundwater wells, the Project applicant or property owner shall ensure that an adequate volume and quality of water remains available to all individuals who normally access the wells.</p>	Less Than Significant
<p>Threshold 5.19-5 Would the Project comply with federal, state, and local statutes and regulations related to solid waste?</p>	<p>Recommended 1999 FEIR Mitigation Measures</p> <p>None</p> <p>Recommended Project Specific Mitigation Measures</p> <p>None</p>	Less Than Significant

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SECTION 2.0 INTRODUCTION

2.1 THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND THE ENVIRONMENTAL IMPACT REPORT

The California Environmental Quality Act (CEQA) (*California Public Resources Code*, Sections 21000–21177) requires that all public agencies in the State of California that regulate project activities that have the potential to affect the quality of the environment shall regulate such activities so that impacts to the environment can be prevented to the extent that is feasible. Such activity is reviewed and monitored through the CEQA process, as defined in the State CEQA Guidelines (*California Code of Regulations*, Title 14, Division 6, Chapter 3, Sections 15000–15387). The CEQA process distinguishes varied levels of documentation and public review based on a project's anticipated level of effect to the environment.

When it is determined through preliminary review that a project may likely have one or more significant effects on the environment, then an Environmental Impact Report (EIR) must be prepared. The "scope" of the EIR may be determined through preparation of an Initial Study and a public scoping process. The EIR should consider both the potential project-specific (direct and indirect) and cumulative environmental impacts that could result from the implementation of the proposed project.

When an EIR has been certified previously for a project, CEQA includes a strong presumption against requiring any further environmental review. Pursuant to Public Resources Section 21166 and CEQA Guidelines Section 15162, only the following triggering events require additional environmental review:

1. Substantial changes are proposed that result in new significant environmental impacts or substantial increases in the severity of previously identified significant impacts;
2. Substantial changes have occurred that cause the project to result in new significant environmental impacts or substantial increases in the severity of previously identified significant impacts; or
3. New information shows:
 - (a) that the project will have one or more significant impacts not discussed in the EIR;
 - (b) that significant impacts previously examined in the EIR will be substantially more severe than shown;
 - (c) that project mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant impacts of the project, but the project proponent declines to adopt the mitigation measure or alternative; or
 - (d) that project mitigation measures or alternatives that are considerably different from those analyzed in the EIR would substantially reduce one or more significant impacts on the environment, but the project proponent declines to adopt the mitigation measure or alternative.

Pursuant to CEQA Guidelines Section 15163, the Lead Agency may choose to prepare a supplement to an EIR rather than a subsequent EIR if:

- (1) Any of the conditions described in Section 15162 would require the preparation of a subsequent EIR, and
- (2) Only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation.

The supplement to the EIR need contain only the information necessary to make the previous EIR adequate for the project as revised.

Pursuant to Section 15121 of the State CEQA Guidelines, the EIR is primarily an informational document intended to inform public agency decision makers and the general public of the potentially significant environmental effects of a proposed project. The EIR should disclose all known potentially significant impacts (as identified through the Initial Study, public scoping process, and environmental analysis); should identify possible means to minimize or mitigate those effects; and should consider reasonable alternatives to the project that might further reduce significant impacts while still attaining the project objectives. The decision makers must consider the information in an EIR before taking action on a proposed project. The EIR may constitute substantial evidence in the record to support the agency's action on a project.

An EIR is prepared by or under the direction of the Lead Agency. The Lead Agency is the public agency with the primary responsibility for approving or carrying out a project. Responsible Agencies, which are public agencies that have a level of discretionary approval over some component of the proposed project, may rely upon the EIR prepared by the Lead Agency (State CEQA Guidelines, Section 15096).

2.2 THE TESORO DEL VALLE PHASES A, B, AND C ENVIRONMENTAL IMPACT REPORT PROCESS

2.2.1 LEAD AGENCY

For the Tesoro del Valle Phases A, B, and C project (project), the County of Los Angeles (County) is the Lead Agency under CEQA and is responsible for ensuring compliance with CEQA and determining the type of environmental document that is required. As described in Section 2.4, the County has determined that a Supplemental EIR is required and, as Lead Agency, is also responsible for the Tesoro del Valle Phases A, B, and C Project Draft Supplemental EIR (Draft Supplemental EIR) being prepared as discussed in Section 2.2.2. For each significant impact identified in the EIR, the County must make findings and, if appropriate, prepare a Statement of Overriding Considerations if mitigation presented does not reduce impacts to below a level of significance. Other responsible agencies, discussed in the following section, may use this EIR in their discretionary approval processes involving issuance of the required permits.

2.2.2 PREVIOUS ENVIRONMENTAL IMPACT REPORT DOCUMENTATION AND CURRENT CALIFORNIA ENVIRONMENTAL QUALITY ACT DOCUMENTATION

In 1995, the Tesoro del Valle project Draft EIR was made available for public review. The project included a 1,795-acre, mixed-use community composed of approximately 3,000 residential dwelling units on 653.6 acres; 473.9 acres of commercial, supporting infrastructure, public services (including schools, parks, and a fire station site), manufactured slope areas, landscaping, and water quality features; and 667.5 acres of undeveloped area (i.e., open space, trails, and natural fuel modification areas). Prior to approval of the Tesoro del Valle development by the

County of Los Angeles Board of Supervisors on May 18, 1999, the project underwent several design modifications.

Ultimately, the approved Tesoro del Valle project included 1,791 dwelling units (including 898 single-family lots and 893 residential condominium units), approximately 6.2 acres of commercial use (40,000 square feet), 80.8 acres of parks, an elementary school site, Tesoro Historical Site (Harry Carey Ranch), and bicycle/hiking/equestrian trails throughout the 1,795-acre site. Additional design features included a fire station site, water quality/retention basins, water tank sites, equestrian rest areas, and open space lots. Approximately 621.5 acres (35 percent) of the site was designated as undeveloped natural open space.

The project required General Plan Amendment 92-074-(5), Zone Change Case No. 92-074-(5), Conditional Use Permit No. 92-074-(5), Oak Tree Permit No. 92-074-(5), and Vesting Tentative Tract Map No. 51644. The project was designed to be constructed in four phases, which coincide with four planning areas: A, B, C, and D. The Tesoro del Valle project proposed a total of 1,791 residential units to be divided between the planning areas as follows:

- Planning Area A (443.4 acres) – 1,552 units (659 single-family and 893 multi-family)
- Planning Area B (595.5 acres) – 122 single-family units
- Planning Area C (668.7 acres) – 115 single-family units
- Planning Area D (87.4 acres) – 2 single-family units (estate lots)

The Final EIR for the project consists of the Draft EIR (DEIR) dated October 1995, the Technical Appendices to the DEIR dated October 1995, the Final EIR dated December 1996, and the Additional Environmental Information for Inclusion in the Final EIR for Revised Tesoro del Valle Project dated October 1998 (1999 EIR). The 1999 EIR determined that the adverse effects upon direct and cumulative impacts to air quality, biota, traffic/access, the aesthetic/visual character of the project site, and the potential impact on police services would remain significant after mitigation. The Board of Supervisors approved the Findings of Fact and Statement of Overriding Considerations prepared for the project.

The approved project has the following jurisdictional permits in place: U.S. Army Corps of Engineers (USACE), U.S. Fish and Wildlife Service (USFWS), and California Department of Fish and Wildlife (CDFW). After approval of the County Board of Supervisors in 1999, Planning Area A had a unit buildout of 1,077 units, which is less than the 1,552-unit approval.

The current project (described in detail in Section 4.0, Project Description) would implement the proposed revision to Vesting Tentative Tract Map (VTTM) 51644, which includes the designated areas for Phases B and C, and the unrecorded portion of Phase A which amounts to 12.5 acres. Phase D is not a part of this revised tract map. The 1999 EIR considered development impacts of the entire approximate 1,795-acre Tesoro del Valle project area, including Phases A, B, C, and D. As the Lead Agency responsible for CEQA compliance, the County has reviewed the need for additional environmental documentation and determined that a Supplemental EIR to the 1999 EIR should be prepared. Consistent with the State CEQA Guidelines (Section 15163), which define the role and use of a Supplemental EIR, this Supplemental EIR, addresses minor additions and changes and updates information in the 1999 EIR to reflect current environmental conditions and thereby make the previous EIR adequate for continued use of the project. Accordingly, the 1999 EIR is hereby incorporated by reference.

The 1999 EIR is available for review at the Los Angeles County Department of Regional Planning at the address noted in Section 2.5; the 1999 EIR has also been summarized and/or excerpted throughout this Supplemental EIR as appropriate.

2.2.3 PURPOSE OF THIS ENVIRONMENTAL IMPACT REPORT

The 1999 EIR was completed and certified in 1999 to address the development of the Tesoro del Valle project site. Under the current project proposal, there are minor additions and changes made to the project analyzed in the 1999 EIR: (1) minor modifications to Phases A, B, and C land use plan, as defined in Section 4.0, Project Description of this Supplemental EIR and (2) changes to environmental conditions and the addition of project-specific analysis since its adoption. A Lead Agency can approve subsequent actions without additional environmental documentation, unless otherwise required by Sections 15162 and 15163 of the State CEQA Guidelines (*California Public Resources Code*, Section 21166). It was determined that the project would require additional CEQA analysis to be in accordance with the State CEQA Guidelines (Section 15163). A Supplemental EIR, instead of a Subsequent EIR, was determined to be appropriate for the project because only minor changes and additions are necessary to supplement the previously certified CEQA documentation (the 1999 EIR). Any new information provided is required so the previous EIR meets CEQA requirements for revisions to the project. This Supplemental EIR meets these requirements by updating information included in the previously approved 1999 EIR and provides project-specific analyses of environmental effects associated with the current project (for example, existing biological resources for Phases B and C are updated through this Supplemental EIR to reflect any changes in the background biological resources information since 1999). The County (which has the principal responsibility for processing and approving the project) and other public agencies (i.e., Responsible and Trustee Agencies) that may use this Supplemental EIR in their decision-making or permitting processes will consider the information in this Supplemental EIR along with other information that may be presented during the CEQA process. In addition, this Supplemental EIR is the primary reference document in the formulation and implementation of the Mitigation Monitoring and Reporting Program for the proposed project.

This document, referred to as the Draft Supplemental EIR, represents one part and the primary informational component of the complete Supplemental EIR. Following public review of this Draft Supplemental EIR, responses to public comments received and any additional project information will be compiled in the Final Supplemental EIR. References to this specific document will refer to the "Draft Supplemental EIR" while references to the complete environmental record will refer to the Supplemental EIR more generally.

2.3 USE OF THIS SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT AND PROJECT APPROVAL ACTIONS

The County and the responsible agencies identified in this section are expected to use the information contained in this Supplemental EIR during their respective deliberations. This Supplemental EIR, when used in conjunction with the previously certified 1999 EIR, has been prepared to support the discretionary actions and approvals necessary to implement the proposed project.

The proposed project will require the approvals and permits listed in Table 2-1, Required Approvals and Permits.

TABLE 2-1
REQUIRED DISCRETIONARY APPROVALS AND PERMITS

Discretionary Approval or Permit	Agency	Status
Rvisions to VTTM 51644	County of Los Angeles	Lead Agency
Rvisions to Conditional Use Permit No. 92-074(5) (On-Site Grading, Significant Ecological Area, Hillside Management, Density Controlled Development)	County of Los Angeles	Lead Agency
Discretionary Housing Permit No. RPPL2017006739	County of Los Angeles	Lead Agency
Rvisions to Oak Tree Permit No. 92-074(5) and 2010-00029	County of Los Angeles	Lead Agency
Section 404 Permit Corps File No. 1999-15629-AOA	U.S. Army Corps of Engineers	Responsible Agency
Streambed Alteration Agreement (1603)	California Department of Fish and Wildlife	Responsible Agency
Section 401 Water Quality Certification (RWQCB File No. 99-053)	State Water Resources Control Board	Responsible Agency
Annexation of 364 Acres into Local Water Districts	Los Angeles County Local Agency Formation Commission, Castaic Lake Water Agency and Newhall County Water District	Responsible Agency
Connection to Sewer System	City of Santa Clarita	Responsible Agency

VTTM: Vesting Tentative Tract Map; RWQCB: Regional Water Quality Control Board; CLWA: Castaic Lake Water Agency; NCWD: Newhall County Water District.

2.4 ENVIRONMENTAL IMPACT REPORT FOCUS

2.4.1 INITIAL STUDY AND NOTICE OF PREPARATION

In compliance with the State CEQA Guidelines, the County conducted an Initial Study of the proposed project and determined that an EIR would be required and, more specifically, that a Supplemental EIR (see Section 2.2 above) would be the appropriate environmental document to analyze the project's potential impacts to the environment, as there have been additions and changes to the Tesoro del Valle project, but they would not require major revisions to the 1999 EIR. The Initial Study identified a preliminary range of potential impact issues to be analyzed. A Notice of Preparation (NOP) and the Initial Study were distributed to responsible and interested agencies and key interest groups to solicit comments and to inform the public of the proposed project. The NOP/Initial Study was distributed on October 12, 2016, for a 30-day review period, as required by CEQA. The NOP/Initial Study and NOP response letters are included in Appendix A of this Draft Supplemental EIR. NOP responses were received from the agencies, organizations, special interest groups, and individuals listed below.

State Agencies

- California Department of Fish and Wildlife
- California Native Plant Society
- California Department of Transportation

Regional, County, and Local Agencies

- City of Santa Clarita
- Southern California Air Quality Management District

Organizations, Special Interest Groups, and Individuals

- Howard Justus on behalf of DACA/Castaic, LLC
- Paul Harris
- Jacque Mendenhall
- Drs. Ryan and Amy Monti
- Sean O'Keeffe
- Omar Pena
- Sunanda Vadapalli, Satish Vadapalli, Delicia Soliman, Alex Soliman, Maisah Howard, and Tyrone Howard

A total of 13 comment letters on the NOP were received and are provided in Appendix A-2. The scoping period comment letters are listed in Table 2-2 below, along with a summary of the issues raised and the Supplemental EIR section where the issues raised are addressed.

TABLE 2-2
COMMENTS ON THE NOTICE OF PREPARATION

Commenting Agency/Group (Date of Comment Letter)	Issues Raised	EIR Section That Discusses the Issues
California Department of Fish and Wildlife (November 16, 2016)	<ul style="list-style-type: none">• California Endangered Species Act (CESA).• Fully-Protected Species.• Lake and Streambed Alteration Agreement (LSAA).• Other special status species.• Project Description and alternatives.• Biological baseline assessment.• Biological direct, indirect, and cumulative impacts.• Avoidance, minimization, and mitigation for sensitive plants.• Compensatory mitigation.• Long-term management of mitigation lands.• Nesting birds.• Translocation/salvage of plants and animal species.• Moving biological resources out of harm's way.• Wildlife movement and connectivity.• Revegetation/restoration plan.	<p>Section 4.0, Project Description</p> <p>Section 5.4, Biological Resources</p> <p>Section 6.0, Alternatives</p>

TABLE 2-2
COMMENTS ON THE NOTICE OF PREPARATION

Commenting Agency/Group (Date of Comment Letter)	Issues Raised	EIR Section That Discusses the Issues
California Native Plant Society (November 14, 2016)	<ul style="list-style-type: none"> • Air quality impacts. • Biological Resource section updates to reflect changes in existing condition. • Cultural resources literature review and site reconnaissance. • Analyze how a smaller development footprint minimizes impacts related to GHG, geology and soils, hazards and hazardous materials, hydrology and water quality, and land use and planning. 	Section 5.3, Air Quality Section 5.4, Biological Resources Section 5.5, Cultural Resources Section 5.7, Geology and Soils Section 5.8, Greenhouse Gases Section 5.9, Hazards and Hazardous Materials Section 5.10, Hydrology and Water Quality Section 5.11, Land Use and Planning
City of Santa Clarita (November 14, 2016)	<ul style="list-style-type: none"> • Land use designation, maximum allowable units, and General Plan Amendment. • Capacity of Santa Clarita Valley Joint Sewerage System. • New traffic study. • Water supply. • Active and passive parkland. 	Section 5.11, Land Use and Planning Section 16, Recreation Section 17, Traffic and Transportation Section 18, Utilities and Service Systems
Howard Justus on behalf of DACA/Castaic, LLC (November 14, 2016)	<ul style="list-style-type: none"> • In support of proposed project. 	N/A
Paul Harris (November 14, 2016)	<ul style="list-style-type: none"> • Impacts to San Francisquito Mountainway. • Impacts of development and access to open space. • Cumulative impacts in relation to open space. • Trail usage. 	Section 5.11, Land Use and Planning Section 5.16, Recreation
Jacque Mendenhall (November 3, 2016)	<ul style="list-style-type: none"> • Water supply and quality. • Runoff and landslides. 	Section 5.10, Hydrology and Water Quality Section 5.9, Hazards and Hazardous Materials Section 5.18, Utilities and Service Systems
Drs. Ryan and Amy Monti (November 14, 2016)	<ul style="list-style-type: none"> • Number and density of residential units. • Traffic and roadway conditions along the Copperhill Drive corridor and through the main roads within Tesoro del Valle. 	Section 5.11, Land Use and Planning Section 5.17, Traffic and Transportation

TABLE 2-2
COMMENTS ON THE NOTICE OF PREPARATION

Commenting Agency/Group (Date of Comment Letter)	Issues Raised	EIR Section That Discusses the Issues
Sean O'Keeffe (November 13, 2016)	<ul style="list-style-type: none"> • Traffic hazards related to Reyes Adobe Way. • Number and density of residential units. • Property values. • Traffic assessment and counts. 	Section 5.11, Land Use and Planning Section 5.17, Traffic and Transportation
Omar Pena (November 13, 2016)	<ul style="list-style-type: none"> • Impacts to Oak Trees. 	Section 5.4, Biological Resources
Sunanda Vadapalli, Satish Vadapalli, Delicia Soliman, Alex Soliman, Maisah Howard, and Tyrone Howard (November 3, 2016)	<ul style="list-style-type: none"> • Increased traffic and traffic hazards. • Adequate emergency egress & ingress. • Pollution related to construction equipment and related construction activities. • Access to emergency health facilities. 	Section 5.3, Air Quality Section 5.17, Traffic and Transportation
Caltrans (November 8, 2016)	<ul style="list-style-type: none"> • Applicable traffic study guidelines. 	Section 5.17, Traffic and Transportation
Caltrans (November 9, 2016)	<ul style="list-style-type: none"> • Potential impacts to Caltrans facilities. • Applicable traffic study guidelines. 	Section 5.17, Traffic and Transportation
SCAQMD (November 1, 2016)	<ul style="list-style-type: none"> • Construction and operation impacts, both direct and indirect. • Address need for mobile-source health risk assessment. 	Section 5.3, Air Quality

Additionally, the County held a Scoping Meeting for the Supplemental EIR on November 3, 2016, at Tesoro del Valle Elementary School at 29181 North Bernardo Way in Valencia, California. The Scoping Meeting sign-in sheets, meeting presentation, and meeting summary are provided in Appendix A-3. The purpose of the Scoping Meeting was to receive input on the environmental issues that should be addressed in the Supplemental EIR. The following environmental issues were raised and/or discussed at the Scoping Meeting:

- Impacts of development and access to open space
- Water supply and quality
- Traffic hazards
- Increased traffic impacts
- Increased density of development
- Through traffic along Reyes Adobe Way

The specific issues that were contained in comments submitted on the NOP and the issues raised at the Scoping Meeting are discussed in various sections of the Supplemental EIR, with those related to project features addressed in Section 4.0 and those related to environmental impacts discussed in Section 5.0 of this EIR.

2.4.2 ISSUES ADDRESSED IN THIS SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT

The project's Initial Study determined that the primary focus of the Supplemental EIR will be the traffic impact analysis. The Supplemental EIR will also include any updates to the regulatory or physical environment.

In compliance with Section 15064 of the State CEQA Guidelines, the determination of significance for each impact analysis question is based on the application of significance standards. Specifically, the significance standards are used to determine whether the impacts of the project would be significant and unavoidable; would be less than significant with mitigation; would be less than significant; or would have no impact. Significance standards are either (1) qualitative and are presented through substantiation of the impact determination provided in the "Impact Analysis" for each environmental issue area or (2) quantitative and are derived from regulatory standards or directives from the Lead Agency. Where regulatory standards apply, they are specified within that issue area EIR section.

2.5 PROJECT PROONENTS AND CONTACT PERSONS

The County of Los Angeles is the Lead Agency for the preparation of this Draft Supplemental EIR; all inquiries regarding the Draft Supplemental EIR should be directed to the County. Key contacts are as follows:

Lead Agency: County of Los Angeles
 Department of Regional Planning
 320 West Temple Street, Room 1362
 Los Angeles, California 90012

 Attention: Marie Pavlovic

Owner/Developer: BLC Tesoro LLC
 100 Bayview Circle, Suite 2200
 Newport Beach, California 92660

 Attention: Michael Schlesinger

SECTION 4.0 PROJECT DESCRIPTION

4.1 INTRODUCTION

The purpose of this section is to describe the proposed Tesoro del Valle Phases A, B, and C Project (Project) to the public, reviewing agencies, and decision makers. Pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, a complete Project Description must contain the following: (a) the precise location and boundaries of the Project, shown on a detailed map, along with a regional map of the Project's location; (b) a statement of objectives for the Project, which should include the underlying purpose of the Project; (c) a general description of the Project's technical, economic, and environmental characteristics; and (d) a statement briefly describing the intended uses of the Environmental Impact Report (EIR), including a list of the agencies that are expected to use the EIR in their decision making, a list of permits and other approvals required to implement the Project, and a list of related environmental review and consultation requirements imposed by federal, State, or local laws, regulations or policies¹ (State CEQA Guidelines, Section 15124).

An adequate Project Description need not be exhaustive but should supply the information necessary for the evaluation and review of the Project's significant effects on the environment. Accordingly, this section describes the Project, the Project's objectives, and the intended uses of this Supplemental EIR.

4.1.1 LEAD AGENCY

Under CEQA, the public agency that has the principal responsibility for carrying out or approving a Project is referred to as the "Lead Agency" (State CEQA Guidelines, Section 15367). The County of Los Angeles (County) acted as the Lead Agency for certification of the original Final EIR (State Clearinghouse [SCH] No. 1993021007) and approval of the entire Tesoro del Valle development (Tesoro development) on May 18, 1999, which included four phases of development (Phases A, B, C, and D). Because the Project is the continued implementation of the previously approved Tesoro development, subject to the proposed revision of Vesting Tentative Tract Map No. 51644 (VTTM 51644) and Conditional Use Permit No. 92-074(5) (CUP), the County continues to act as the Lead Agency. Contact information for the County is as follows:

County of Los Angeles
Department of Regional Planning
Attn: Marie Pavlovic
320 West Temple Street, Room 1382
Los Angeles, California 90012

4.1.2 RESPONSIBLE AND TRUSTEE AGENCIES

Under CEQA, a public agency, other than a Lead Agency, that has discretionary approval power over the Project is considered a "Responsible Agency" (State CEQA Guidelines, Section 15381). The County is the sole public agency with discretionary approval over the Project; however, if the County approves this Project, subsequent implementation of various Project components could require discretionary approval from responsible agencies.

¹ The environmental review and consultation requirements are discussed in Section 2.0, Introduction, of this Supplemental Environmental Impact Report (SEIR).

In addition, a Project may have Trustee Agencies, which are defined by CEQA as those State agencies having jurisdiction by law over natural resources, held in trust for the people of the State of California, and affected by the Project (State CEQA Guidelines, Section 15386). Examples of Trustee Agencies include the California Department of Fish and Wildlife (CDFW) and California Department of Parks and Recreation (CDPR). The Responsible and Trustee Agencies identified below are expected to use the information contained in this Supplemental EIR in considering their respective discretionary actions:

- United States Army Corps of Engineers (USACE),
- California Department of Transportation (Caltrans) District 7,
- CDFW (Trustee Agency),
- Los Angeles Regional Water Quality Control Board (RWQCB),
- Los Angeles County Local Agency Formation Commission (LAFCO)
- Castaic Lake Water Agency (CLWA),
- Newhall County Water District (NCWD), and
- Los Angeles County Sanitation Districts.

This section only identifies the Responsible and Trustee Agencies that may have subsequent approval authority over Project components or jurisdiction over natural resources affected by the Project. This section is not intended to provide a complete and final listing of all Responsible and Trustee Agencies that may take needed subsequent discretionary actions to implement the Project.

4.1.3 PROJECT APPLICANT

The Project Applicant is:

BLC TESORO LLC
100 Bayview Circle, Suite 2200
Newport Beach, California 92660

4.2 BACKGROUND OF THE TESORO DEL VALLE DEVELOPMENT

4.2.1 PROJECT LOCATION

Exhibit 3-1, Regional Location, in Section 3.0, Environmental Setting, of this Supplemental EIR illustrates the location of the Project site within a regional context. Specifically, this exhibit shows that the Project site is located in unincorporated Los Angeles County, approximately 30 miles northwest of downtown Los Angeles. Exhibit 3-2, Local Vicinity, also in Section 3.0, depicts the Project site in relation to Phases A and D, as well as the eastern portion of the Santa Clarita Valley, adjacent to the City of Santa Clarita. The Angeles National Forest is located north of the Project boundary.

4.2.2 ORIGINAL PROPOSED DEVELOPMENT

The development process for the Tesoro development was initiated in 1993. From 1993 through May 18, 1999, the land use plan and associated VTTM 51644 for the Tesoro development underwent two significant Project design revisions, culminating in Project approval by the Los Angeles County Board of Supervisors (BOS) on May 18, 1999. A summary of that process is provided below.

The original proposal for the Tesoro development, the environmental impacts of which were evaluated in a Draft EIR (October 1995; SCH No. 93021007), was for a phased development consisting of a total of 3,000 residential units (2,038 single-family units and 962 multi-family units), 5 acres of commercial uses, two school sites (with the option to alternately develop an 11-acre school site as an additional 22 dwelling units), a fire station site, active and passive recreation areas, natural open space, and supporting road and utility infrastructure on approximately 1,795 acres² located in the Santa Clarita Valley in unincorporated Los Angeles County. The land uses were proposed to be constructed in four phases (Phases A, B, C, and D), which corresponded to the proposed construction phasing for the development site.

The Draft EIR for the original development proposal was made available for public review and comment from October 24, 1995 to January 24, 1996. The Regional Planning Commission (RPC or Commission) conducted concurrent public hearings on the original Tesoro development approvals (General Plan/Santa Clarita Valley Area Plan (SCVAP) Amendments, Zone Change, CUP, Oak Tree Permit, and VTTM 51644) on January 24, February 28, and April 16, 1996. A site visit was made by the Commission on February 26, 1996.

Regional Planning Commission Preferred Project

In May 1996, the Commission requested revisions to the original Tesoro development analyzed in the Draft EIR. Specifically, the Commission requested that the total number of residential units be reduced from 3,000 to 2,502 and that 2 points of access to the development from adjacent properties be incorporated into the proposed development's circulation plan. In response to concerns regarding the proposed development's density and impacts on Significant Ecological Area No. 19 (SEA 19), the Project Applicant revised VTTM 51644 to reduce the number of residential units to 2,502 by eliminating the 423 multi-family dwelling units previously proposed for development in Phase D, within SEA 19, and replacing it with a sports complex including soccer fields, baseball diamonds, and other recreational uses. Additionally, 347 units were shifted to Area A to offset loss of units in Area D. On July 2, 1996, the Commission approved in concept the revisions to the development as originally proposed, hereinafter referred to as the "RPC Preferred Project" consistent with the 1999 Final EIR.

In December 1996, the Final EIR was made available for public review. The Final EIR evaluated the significant environmental impacts associated with the Project Applicant's revised Tesoro development proposal, which was referred to as the "RPC Preferred Alternative". On February 12, 1997, the Commission approved VTTM 51644, CUP, and Oak Tree Permit; and recommended that the BOS adopt the plan amendment and zone change resolutions, certify the Final EIR, and adopt the Findings of Fact and Statement of Overriding Considerations and the MMRP. The Commission's decision recommending the RPC Preferred Alternative was submitted to the BOS for approval.

² The project site is stated on the 1999 approved tract map to include 1,795 acres. Due to improvements in technology and County parcel Geographic Information Systems (GIS) data, the site has been recalculated as 1,794.4 acres total. The correct 1,794.4 acreage is used throughout this SEIR as a basis for land use analyses.

1999 Development Approvals

After holding a public hearing on May 27, 1997, the BOS directed the previous project applicant, who has since sold the property to the current Project Applicant, to undertake further design changes in order to account for, among other items: (a) grading reductions in Phase B; (b) confinement of multi-family units to Phase A; (c) inclusion of estate lots in Phases B and C; and (d) the provision of on-site and off-site road improvements, park sites, trails, soccer fields, and a fire station site. According to the BOS motion, the final dwelling unit count was to be the product of the requested design revisions.

In response to the BOS direction and pursuant to CEQA, the County Department of Regional Planning oversaw preparation of the "Additional Environmental Information for Inclusion in Final EIR for Revised Tesoro del Valle Project" (Additional Environmental Information) in October 1998. The Additional Environmental Information included a new traffic study and provided a comparative evaluation of the potential significant environmental impacts between the RPC Preferred Alternative and the revised proposed development in response to the BOS motion. At the direction of the BOS, the Additional Environmental Information was made part of the Final EIR for the revised Tesoro development. Table 4-1, Tesoro del Valle Residential Units: 1999 Approved Development, summarizes the distribution of residential units in the approved Tesoro development.

TABLE 4-1
TESORO DEL VALLE RESIDENTIAL UNITS:
1999 APPROVED DEVELOPMENT

Phases	Original Approval	Units
A	Single-Family Residential ^a	659
	Townhomes	159
	Multi-Family Residential	734
	Subtotal	1,552
B	Single-Family Residential	122
C	Single-Family Residential ^b	115
D	Single-Family Residential ^c	2
	Total	1,791

Notes:

- This includes two estate lots: Lots 1714 and 863.
- This includes one estate lot: Lot 962.
- This includes two estate lots: Lots 702 and 703.

Source: VTTM 51644.

The revised development consisted of 1,791 residential units (including 898 single-family lots and 893 multi-family units), approximately 6.2 acres of commercial use (40,000 square feet), 61.8 acres of active parks, a 13.9-acre recreation center, an elementary school site, a historical site (Harry Carey Ranch Interpretive Center, currently known as the Tesoro Adobe Historic Park), and bicycle/hiking/equestrian trails throughout the 1,795-acre site. Additional design features included a fire station site, water quality/retention basins, water tank sites, equestrian rest areas, and permanent open space. Approximately 621.5 acres (about 35 percent) of the Tesoro development was designated as permanent open space. In addition, approximately 30 acres within Phase D, identified as being within SEA 19 (now known as SEA No. 20), was dedicated to the Mountains Recreation and Conservation Authority (MRCA).

The 1999 Final EIR determined that implementation of the development would result in significant, unavoidable impacts to biological resources, air quality, traffic, aesthetic/visual character, police

services, and solid waste (cumulative only). The 1999 Final EIR consists of the Draft EIR (October 1995), the Technical Appendices to the Draft EIR (October 1995), the Final EIR (December 1996), the Additional Environmental Information (October 1998), Findings of Fact and Statement of Overriding Considerations (May 1999), and the Mitigation Monitoring Plan (May 1999). This environmental documentation, which is used or referenced in this Supplemental EIR, is incorporated by reference and available for public review at the County's Department of Regional Planning, 320 West Temple Street, Los Angeles, California 90012.

On December 21, 1998, the BOS adopted the plan amendment and zone change and indicated its intent to approve the VTTM, CUP, and Oak Tree Permit and certify the Final EIR. On May 18, 1999, the BOS approved VTTM 51644 and associated CUP and Oak Tree Permit; and certified the 1999 Final EIR. A revised Mitigation Monitoring Plan and Findings of Fact and Statement of Overriding Considerations that reflect the redesign were also adopted as revised in May 1999.

Implementation Status of Vesting Tentative Tract Map 51644

As noted above, the BOS approved the Tesoro del Valle VTTM 51644 on May 18, 1999. From May 1999 through 2004, the County of Los Angeles Department of Regional Planning (DRP) approved various amendments to VTTM 51644 with respect to Phase A. The final recorded map for Phase A was approved on July 21, 2004. Build-out of Phase A was completed in 2006, in accordance with the final recorded map, phase 11. The most prominent changes to Phase A, when compared to the 1999 approved tract map, were the number of residential units that were not built, though approved.

More specifically, in 1999, Phase A was approved for 1,552 residential units (659 single-family and 893 multi-family units). However, the final design, as reflected on the recorded map, included 1,077 residential units, which represents a reduction of 475 units from the 1,552 units originally approved. The number of residential units ultimately constructed in Phase A were reduced to respond to changing housing needs and avoid topographic and geotechnical conditions within Phase A. Table 4-2, Summary of Built and Un-Built Approved Residential Units by Phase, identifies the number of built and un-built residential units in Phase A and the number of previously approved residential units that have not yet been built within each of the other phases.

TABLE 4-2
SUMMARY OF BUILT AND UN-BUILT APPROVED
RESIDENTIAL UNITS BY PHASE

Phase	Amended Map	Units
Built Units		
A	Single-Family Residential	657
	Townhomes	125
	Multi-Family Residential	295
	Subtotal	1,077
Un-Built Units		
A	Single-Family Estate Lot	2
	Townhomes	34
	Multi-Family Residential	439
B	Single-Family Residential	122
C	Single-Family Residential Single Family Estate Lot	114 1
D	Single-Family Estate Lot	2
	Subtotal	714
	Total	1,791

In addition to the residential units, Phase A includes 6.2 acres of commercial land uses (40,000 square feet [sf] of buildable land area), and Tesoro del Valle Elementary School in the Saugus Union School District (SUSD) on a 10.64-acre site. Phase A also provides recreational amenities, including a clubhouse on an approximately 3.0-acre lot, 2 swimming pools, 2 tennis courts, and 1 sand volleyball court on about 10.9 acres; an estimated 28.8-acre project park; and 0.3-acre equestrian rest area. Finally, the former 1.1-acre Harry Carey Ranch Interpretive Center (designated as a historic building) was restored to commemorate and preserve the significant cultural and architectural features of the historic ranch.

4.3 PROJECT DESCRIPTION

4.3.1 EXISTING LAND USES

The Project site is located within the boundary of the SCVAP, which is a component of the *Los Angeles County General Plan* (General Plan). The SCVAP provides a coordinated statement of public policy relating to the future land uses in the Santa Clarita Valley area. The SCVAP was adopted on February 16, 1984, and a comprehensive update was adopted on December 6, 1990 (1990 SCVAP). It is noted that a new SCVAP was adopted on November 27, 2012 (2012 SCVAP); however, for purposes of this Supplemental EIR and because a complete application for the revised VTTM was filed prior to the adoption of the latest update, the Project is being reviewed for consistency with the 1990 SCVAP.

Table 4-3 provides a comparison between 1990 SCVAP designations and the zoning in effect at that time and 2012 SCVAP designations and current zoning.

**TABLE 4-3
LAND USE AND ZONING COMPARISON**

Santa Clarita Valley Area Plan		Zoning	
1990	2012	1999	2017
<ul style="list-style-type: none">• N-1 (Non-Urban Residential)• HM (Hillside Management)• U-1 (Urban Residential)	<ul style="list-style-type: none">• H2 [Residential 2, 0-2 dwelling units per acre (du/acre)]• RL5 (Rural Land 5, 1 du/5 acres)	<ul style="list-style-type: none">• A-2-2	<ul style="list-style-type: none">• R-1 (single-family residence)• RPD- 20000-2.8U• A-2-2 (heavy agriculture)

4.3.2 TRANSFER OF RESIDENTIAL UNITS FROM PHASE A TO PHASES B AND C

As presented in Table 4-2 above, the Tesoro development was approved in 1999 for the build-out of a total of 1,791 dwelling units, 1,552 units of which were to be constructed in Phase A. However, since the 1999 approval, the Phase A design and construction plans resulted in the construction of only 1,077 single-family and multi-family units, resulting in a balance of 475 units that were approved for development but not constructed. Therefore, there are a total of 475 approved but un-built residential units from Phase A available for development or potential transfer to other phases.

The Project analyzed in this Supplemental EIR is the Project Applicant's proposal to build-out Phases A, B, and C of the approved VTTM 51644 with a total of 820 residential units, including 455 single-family units and 365 age-qualified (senior) units. The proposed 820 residential units would include the transfer of 475 un-built units from Phase A, the 237 units that are currently entitled for development on Phases B and C, and an additional 108 units pursuant to a density bonus. Specifically, the Project Applicant is requesting approval of a Discretionary Housing Permit for a 21.2 percent density bonus to develop an additional 108 units, which is contingent on the provision of 365 age-qualified (senior) dwelling units.

The proposed 820 dwelling units for Phases A, B, and C would bring the total number of dwelling units to 1,897³, which represents an increase when compared to the total number of residential units approved (i.e., 1,791 units) for the Tesoro development in 1999; however, this increase would be allowed through approval of the proposed Discretionary Housing Permit and related density bonus. It is noted that no residential units are proposed within the unrecorded portion of Phase A that is included as part of the Project. Refer to Section 5.11, Land Use, of this Supplemental EIR for analysis concerning the consistency of the Project with the local land use plan and zoning ordinance.

A total of 820 single-family residential units (455 single-family units and 365 age-qualified units), 1 helipad, parkland and other recreation amenities, and supporting land uses (e.g., water tanks, debris basins, streets) ultimately would be developed in Phases B and C.

The Project's land use plan is depicted in Exhibit 4-1, Proposed Land Use Plan.

As discussed above, when compared to the approved Tesoro development analyzed in the 1999 Final EIR, changes associated with the proposed buildout of 820 residential units would be within a reduced development footprint for Phases A, B, and C, which includes the development footprint as well as non-graded areas within private lots and all fuel modification areas. Although the Project would be developed largely within the reduced development footprint when compared to the originally approved 1999 Final EIR development footprint, some areas around the perimeter of the development footprint have been expanded and other areas have been reduced to accommodate the proposed design. Exhibit 4-2, Development Footprint Comparison, illustrates the differences in the development footprints between the approved 1999 Tract Map and the current Project for Phases A, B, and C.

4.3.3 REQUESTED PROJECT APPROVALS

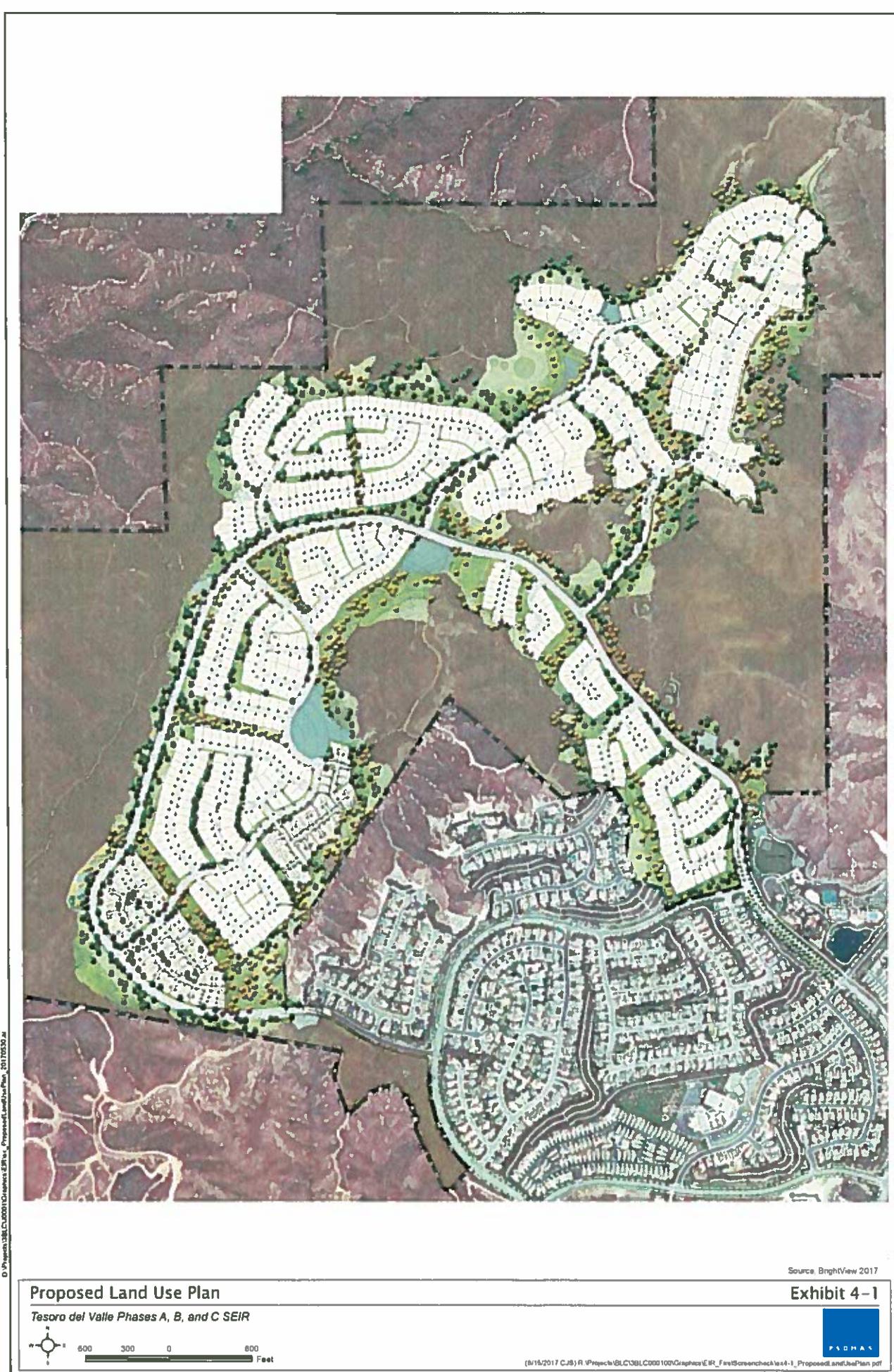
The following section provides an overview of the Project Applicant's request for a revised Conditional Use Permit for hillside management and density controlled development through revisions to the approved VTTM 51644. (Please see Section 5.11, Land Use, for further discussion of these issues.) This subsection also identifies other permits and approvals that are required to facilitate build-out of the Project.

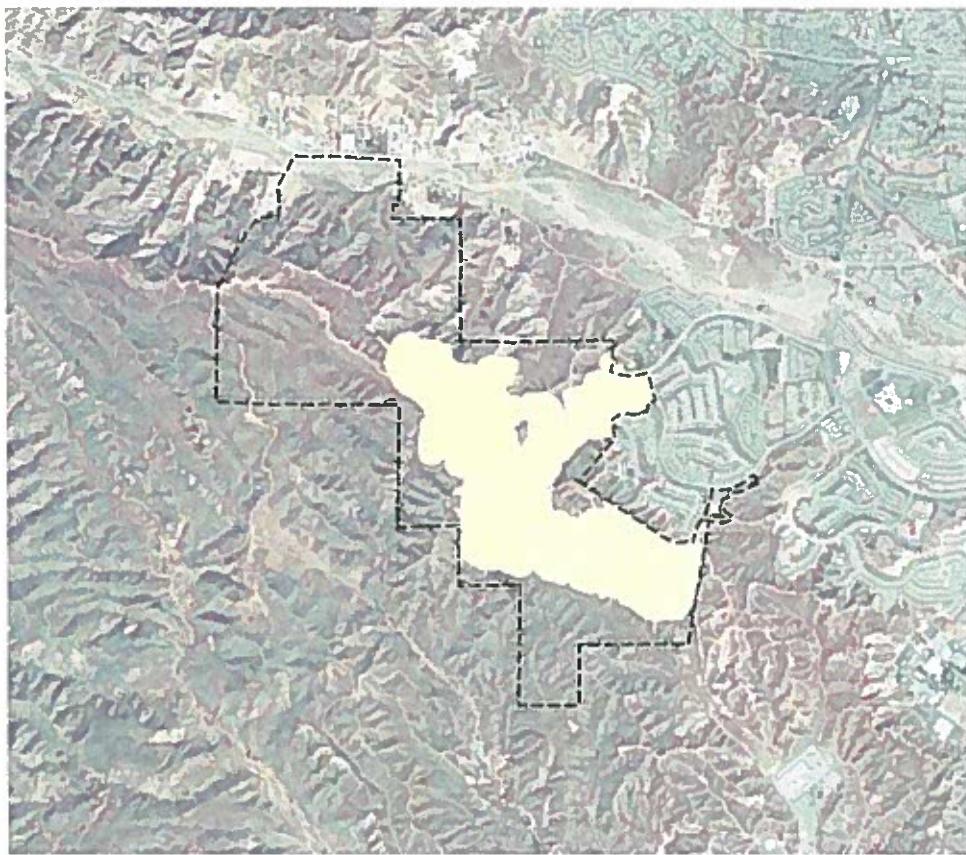
³ It should be noted that for purposes of this analysis, the two units in Phase D are not included as part of the Project; therefore, the Project would bring the total unit count from 1,789 in phases A, B, C, and D to 1,897 units in phases A, B, and C.

New Conditional Use Permit

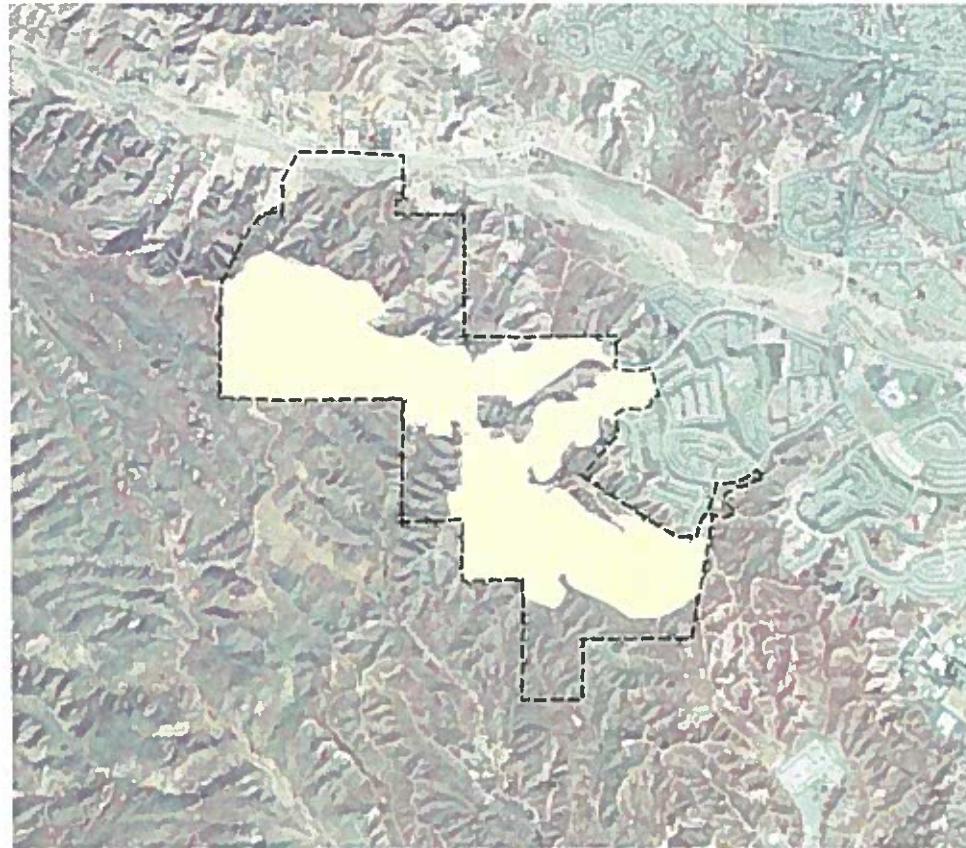
CUP No. 92-074(5), issued in 1999, authorizes build-out of 1,791 residential units in the Tesoro development as follows: Phase A – 659 single-family units and 893 multi-family units; Phase B – 122 single-family units; Phase C – 115 single-family units; and Phase D – 2 single-family units (estate lots).⁴ Because the approved CUP contemplates build-out of only 237 residential units in Phases B and C and because the Project would result in the build-out of 820 residential units within the Phases A, B, and C development footprint, the Project Applicant is seeking a revised CUP. Importantly, the proposed transfer of residential units from Phase A to Phases B and C would result in 1,897 total residential units within VTTM 51644. This would represent an increase of 108 units over the total number of approved residential units (i.e., 1,791 units) in the Tesoro del Valle VTTM 51644; however, this increase would be allowable based on a proposed 21.2 percent density bonus associated with the 365 age-qualified, senior dwelling units. This density bonus would be pursuant to the requirements of Title 22.52.1870, Senior citizen housing option, and 22.56.2800, Discretionary Housing Permit, of the Los Angeles County Code.

⁴ See the BOS Findings and Order, CUP No. 92-074(5), 10; see also Conditions for Approval, CUP No. 92-074(5), 14.





2017 Plan Footprint
Development Footprint: 393.6 acres



1999 Plan Footprint
Development Footprint: 759.9 acres

Development Footprint Comparison

Tesoro del Valle Phases A, B, and C SEIR



Exhibit 4-2

Aerial Source: ESRI MAP 2016

#44-11175-0711-174 R. Pineson Rd Cullinan 2000 2000, series 4 PL 7 rectified aerial NL, 2 dec., 2000, 1:250,000 scale

Castaic Lake Water Agency and Newhall County Water District Annexations

A portion of the Project site is currently outside the boundaries of the Castaic Lake Water Agency (CLWA) and is proposed to be annexed into their service area. The area to be annexed is the most northerly portion of the Project encompassing approximately 324 acres. Based on the current land use plan for VTTM No. 51644, this area will include approximately 346 dwelling units. CLWA and the former property owner entered into an Annexation Agreement dated September 30, 2013, setting out the terms and conditions for annexation to CLWA. This agreement was amended first on October 10, 2014 (First Amendment), and then again on February 4, 2016 (Second Amendment), with the primary purpose of the amendments being to extend the deadlines of the original Annexation Agreement and address the transfer of ownership of the property (refer to Appendix I for copies of the original Annexation Agreement and subsequent amendments).

A key component of the Annexation Agreement is that CLWA has obtained, through funding provided by the former property owner, and set aside 500 acre-feet per year (afy) of water supply capacity for the area to be annexed to ensure that the annexation would not adversely impact water supply to CLWA's existing service area. CLWA staff has confirmed that this 500 afy is still available and will be more than adequate to supply the development proposed within the area to be annexed based on the currently proposed land use plan and estimated demands.

In addition to annexation to CLWA as the wholesale water agency, the same parcel of land is proposed to be annexed to NCWD as the retail water agency. Following the County's approval of the VTTM, an application for annexation of the 324-acre parcel of land to CLWA and NCWD would be filed with the County of Los Angeles Local Agency Formation Commission (LAFCO) (or separate applications for annexation to CLWA and NCWD, at LAFCO's direction). The annexations would require approval by LAFCO and the CLWA and NCWD Boards of Directors.

Other Permits and Approvals

The County and the responsible agencies identified below are expected to use the information contained in this Supplemental EIR during their respective deliberations. This Supplemental EIR has been prepared to support the discretionary actions and approvals necessary for implementation of the Project. As shown in Table 4-4, Required Discretionary Approvals and Permits, the Project would require the following approvals and permits:

TABLE 4-4
REQUIRED DISCRETIONARY APPROVALS AND PERMITS

Discretionary Approval or Permit	Agency	Status
Revised VTTM 51644-1	County of Los Angeles	Lead Agency
Conditional Use Permit No. 200600210 (On-Site Grading, Significant Ecological Area, Hillside Management, Density Controlled Development)	County of Los Angeles	Lead Agency
Oak Tree Permit No. 201000029	County of Los Angeles	Lead Agency
Discretionary Housing Permit No. RPPL 2017006739	County of Los Angeles	Lead Agency
Section 404 Permit Corps File No. 1999-15629-AOA	U.S. Army Corps of Engineers	Responsible Agency
Streambed Alteration Agreement (1603)	California Department of Fish and Wildlife	Responsible Agency
Section 401 Water Quality Certification (RWQCB File No. 99-053)	State Water Resources Control Board	Responsible Agency
Annexation of 364 Acres into Local Water Districts	LAFCO, CLWA and NCWD	Responsible Agency
Connection to Sewer System	City of Santa Clarita	Responsible Agency

VTTM: Vesting Tentative Tract Map; RWQCB: Regional Water Quality Control Board; CLWA: Castaic Lake Water Agency; NCWD: Newhall County Water District.

Following original project approval in 1999, the jurisdictional permits and agreements identified in Table 4-4 were issued to facilitate Tesoro development build-out. These permits were applied to the build-out of Phase A of the Tesoro development. The current status of each permit is summarized below in Table 4-5.

TABLE 4-5
JURISDICTIONAL PERMITS AND AGREEMENTS

Jurisdictional Permits and Brief Description	Number or Description	Status
Oak Tree Permit: The original permit (92-074[5]) authorized the removal of 34 oak trees and encroachment within the protected zone of 60 trees. Tree removal/encroachment is contingent on the Applicant providing replacement trees at a 2:1 ratio. The permits also imposed other various mitigation obligations.	92-074(5) and 2010-00029	Three oak trees were removed during development of Phase A of the project and 6 replacement trees were installed. Given the length of time that has passed since the original permit was issued, a new oak survey report will be prepared and a new oak tree permit will be requested.
United States Army Corps of Engineers (USACE) Clean Water Act Section 404 Permit: The permit authorizes the Applicant to impact 3.84 acres of "waters of the U.S." within the 1,795-acre Project site. An updated Jurisdictional Delineation Report, prepared in 2015, identified 4.56 acres of "waters of the U.S." within the remaining approximate 400-acre Project site. The Applicant has requested authorization from the USACE to impact this updated quantity of waters.	USACE File No. 1999-15629-AOA	Filed with the USACE on 11/4/99 and expired on 9/30/2015. Phase A development impacted 1.43 acres of jurisdictional waters in 2000. Given the length of time since the permit was issued, the USACE is in the process of reissuing the permit for the Project.
State Water Resources Control Board (SWRCB) Clean Water Section 401 Conditional Water Quality Certification: The certification authorized the Applicant to impact 3.84 acres of "waters of the U.S." within the 1,795-acre Project site. The certification requires the provision of compensatory mitigation, including the restoration and creation of riparian habitat.	RWQCB File No. 99-053	Filed with the SWRCB on 9/8/99 and expired on 8/5/04. Phase A development impacted 1.43 acres of jurisdictional waters in 2000. SWRCB will need to recertify based on the updated 2015 Jurisdictional Delineation Report.
California Department of Fish and Wildlife (CDFW) Streambed Alteration Agreement: This agreement addresses impacts to 3.84 acres of jurisdictional waters based on the original 1,795-acre Project site. An updated Jurisdictional Delineation Report, prepared in 2015, identified 9.31 acres of CDFW jurisdictional waters within the remaining approximate 400-acre Project site.	Agreement 5-126-99 (Revision 4)	Filed with CDFG on 11/17/99 and extended by various California Assembly Bills and provisions of the Agreement to September 1, 2020.

RWQCB: Regional Water Quality Control Board; CDFG: California Department of Fish and Game.

4.3.4 PROPOSED LAND USES AND INFRASTRUCTURE

Residential Land Uses

The Project analyzed in this Supplemental EIR is the Project Applicant's proposal to build a total of 820 residential units within Phases A, B, and C. Phase B is proposed to include 365 age-qualified dwelling units and 320 conventional single-family units, and Phase C is proposed to include 135 conventional single-family units. The physical impacts associated with development of these residential land uses would be confined to the development footprint. The proposed minimum residential lot size would be approximately 5,000 sf.

Lot types would range from senior villas located in the southwest portion of the site, single-family residential lots varying from 5,000 to 7,000 square feet, and estate lots (ranging from 8,800 to 9,900 square feet) located in the northernmost portion of the proposed development area.

Exhibit 4-3, Vesting Tentative Tract Map 51644-1, depicts tract map details.

Recreation Facilities, Parks, and Open Space Areas

The Project analyzed in this Supplemental EIR includes approximately 19.1 acres of proposed parks and other recreational amenities located within Phases A, B, and C to accommodate the residents of the proposed residential units. These areas include active parkland, linear parkland, and recreational areas, including a recreation center and a senior recreation center. Parklands include features on Exhibit 4-4, Parks and Recreation Plan, that vary in size from 0.1 acres (at several respites, or rest areas along the trail system) to a 1.8-acre Contour Park, located along the southwestern edge of the development area.

In addition to the proposed parks and recreational amenities, there are also existing amenities located in Phase A that would serve the Project. These include linear parklands, a recreation center, and a private park.

Table 4-6, Park and Recreation Amenities, summarizes these features of the Project, which also are depicted in Exhibit 4-4, Parks and Recreation Plan.

**TABLE 4-6
PARK AND RECREATION AMENITIES**

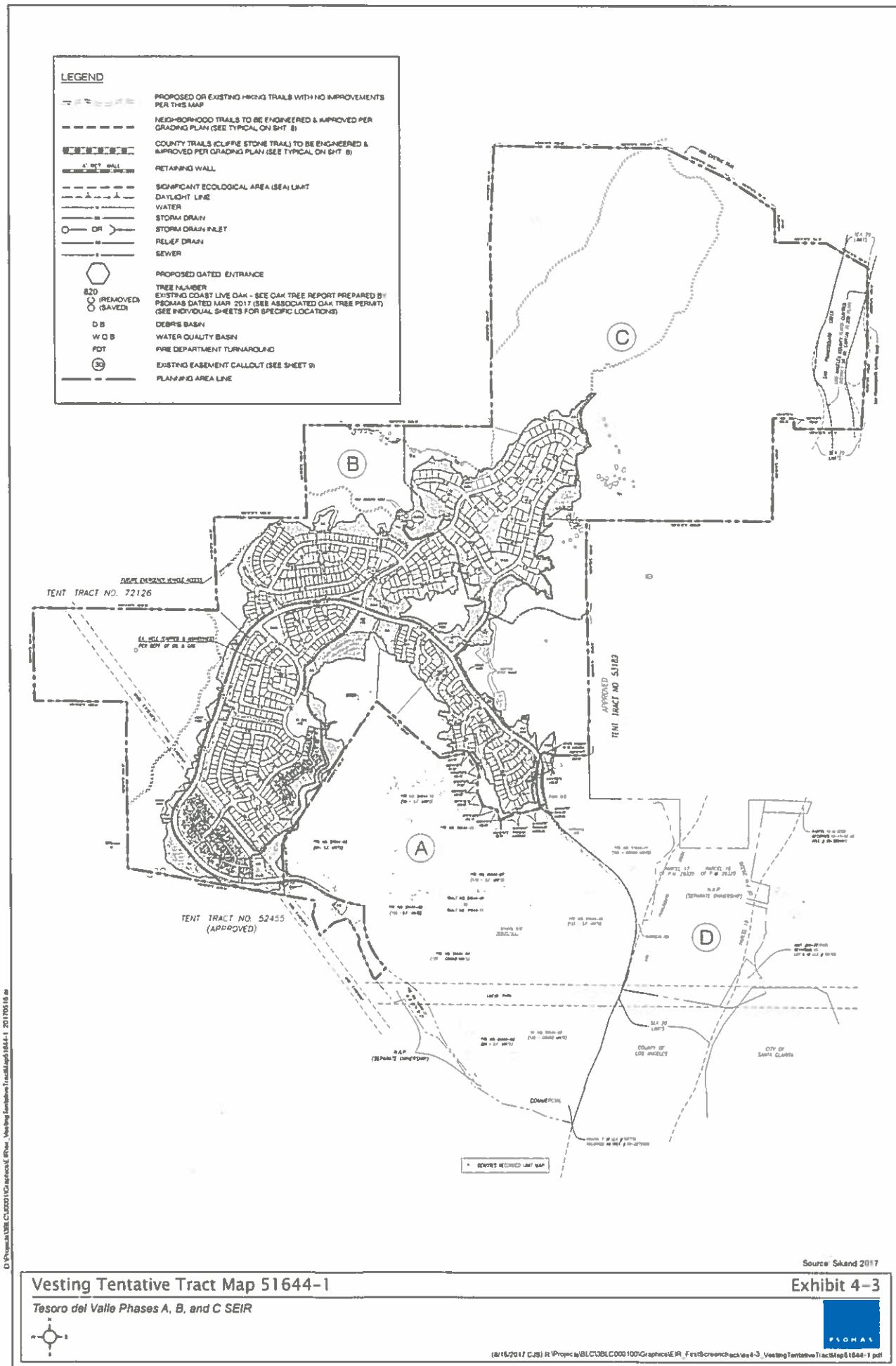
Amenity Type	Area (acres)	
	Existing (within the recorded portion of Phase A)	Proposed (within the Phases B, C, and the unrecorded portion of Phase A)
Linear and Active Park	6.6	10.7
Recreational Amenities	10.9	—
Clubhouse/Recreation Center	3.0	2.2
Age-Qualified Parklands	—	0.9
Age-Qualified Recreation Center	—	3.8
Community Garden	—	1.5
Total	20.5	19.1

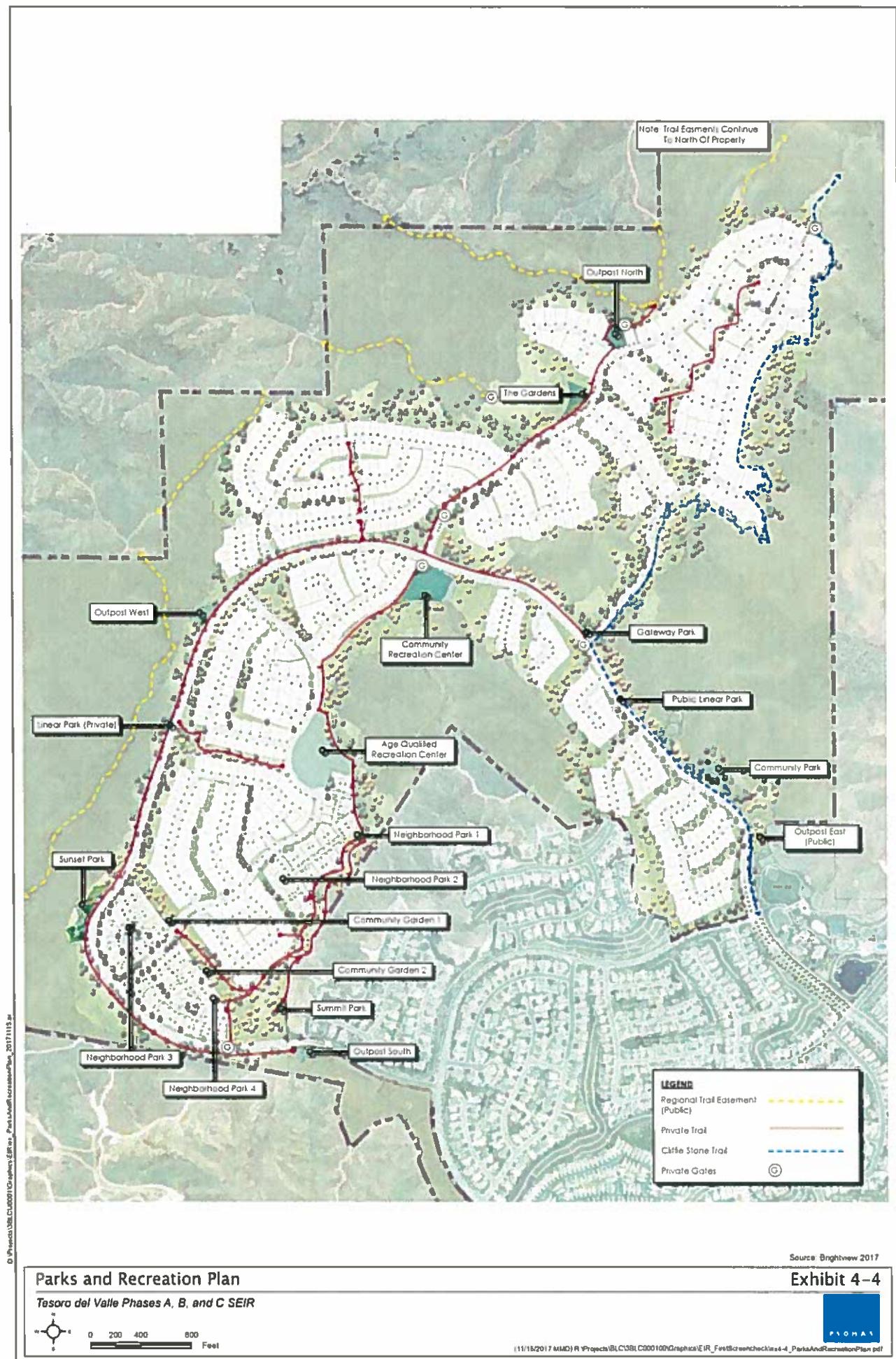
Source: Sikand 2016.

In addition to the 19.1 acres of parklands and recreational facilities, the Project would include open space areas in the form of fuel modification areas and manufactured slope areas for a total of 152.5 acres of disturbed open space. Certain open space areas, such as the fuel modification areas and manufactured slopes, would be maintained by the Homeowners Association (HOA) and/or a Landscape and Lighting Act District (LLAD). The Project would preserve approximately 881 acres of undisturbed open space as shown on Exhibit 4-5, Open Space Plan.

As shown on Exhibit 4-4, Parks and Recreation Plan, and 4-6, Trails Plan, the Project would provide a private, multi-purpose trail connecting various land uses throughout the Project site and which would provide connection to the existing Phase A development, off-site regional trails. The Project would also improve the existing Cliffie Stone Trail along the eastern edge of the development area.

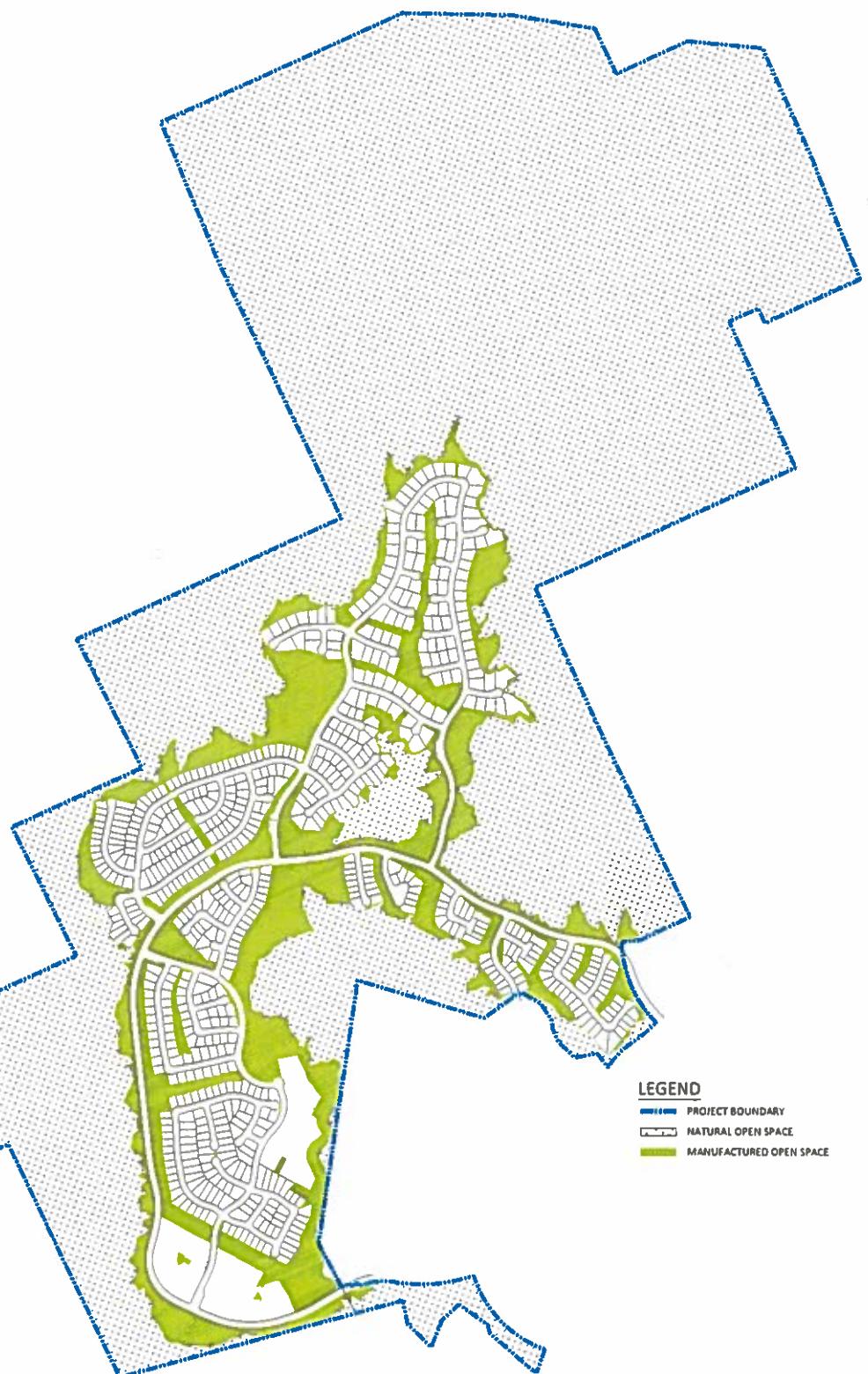
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Open Space Plan

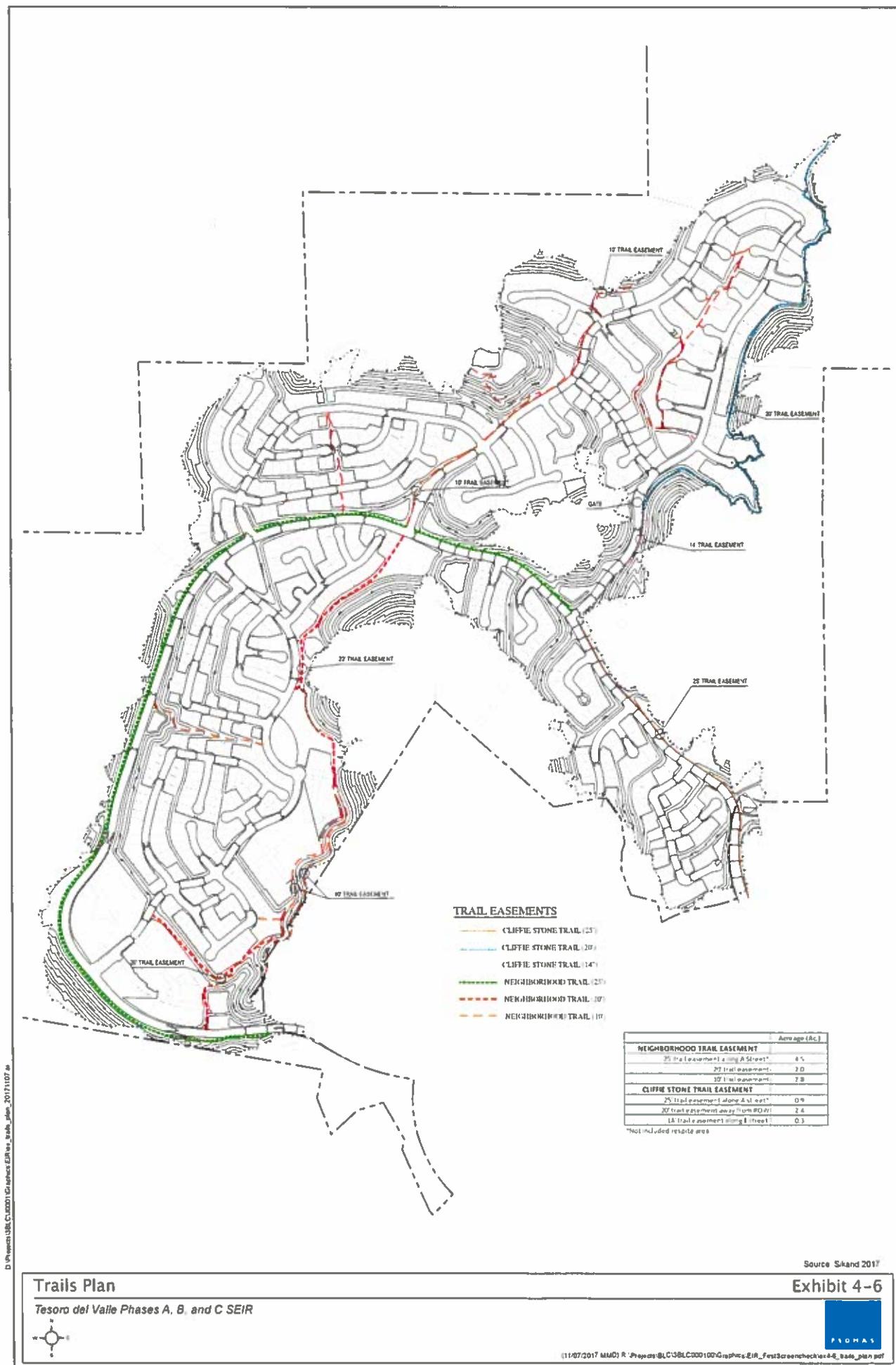
Tesoro del Valle Phases A, B, and C SEIR



Source: Skand 2017

Exhibit 4-5





Helispot

Based on the current status of fire protection facilities in the Project vicinity, the Los Angeles County Fire Department (LACFD) requested that the Project include a helispot in lieu of the previously approved fire station site in Phase B. Therefore, the Project includes a concrete helispot with a 2.1-acre pad in the northern portion of Phase B along a ridge at an elevation of 1,840 feet above mean sea level (msl) and immediately east of the two proposed domestic water reservoirs (Refer to Exhibit 4-3). The helispot would be designed in accordance with applicable Federal Aviation Administration (FAA) and Caltrans' Division of Aeronautics regulations to accommodate the largest helicopter used by the LACFD, the Sikorsky S70 (Firehawk), the civilian version of the UH60 Blackhawk. The Final Approach and Takeoff area (FATO) would be 102 feet in diameter with a 30-foot-wide safety area around the circumference of the FATO, for a total diameter of 162 feet. Vehicular access to the helispot and nearby water tanks would be provided by the maintenance road extending from "C Street".

The proposed helispot would aid in emergency wildland firefighting due to its location as an interface between urban areas and the Angeles National Forest. The helispot would provide quick turnaround for water pickup while fighting wildland and brush fires, thereby assisting in the protection of homes in the Tesoro development and the surrounding community. The proposed helispot would only be used during times of wildfires or other firefighting emergency needs (i.e., evacuation and medical rescue) and would not be used for training activities or other non-emergency events.

Site Access and Circulation

Copper Hill Drive is the existing local thoroughfare that provides primary access to the Tesoro development, which is accessed through either Tesoro del Valle Drive or Avenida Rancho Tesoro in Phase A. The Tesoro development contains a large roadway loop that links all four planning areas and provides centralized access to various amenities located throughout the Project site.

Avenida Rancho Tesoro would continue from Phase A through Phases B and C and is referred to as "A Street" once out of Phase A. This roadway would transition from an 84-foot to a 64-foot right-of-way (ROW) local street. As shown on Exhibit 4-7, Typical Street Section, "A Street" would have two 20-foot traffic lanes with a 7-foot landscaped parkway and 5-foot sidewalk on one side of the street and a 12-foot landscaped parkway and 25-foot trail alignment on the other side of the street. Residential neighborhoods would be accessed via connecting roadways along "A Street".

"A Street" would transition to the existing Casa Luna Place on the Project site's southwest side, which intersects with Tesoro del Valle Drive, and would serve as a primary access point to Phase B. This roadway would transition from a 64-foot ROW collector street with two 20-foot traffic lanes, including sidewalks on both sides and an adjacent landscaped esplanade, to a 64-foot ROW local street, two 20-foot traffic lanes with a 7-foot landscaped parkway, and a 5-foot sidewalk on each side of the street.

Access to individual residential neighborhoods would be regulated by seven security gates located at "B Street", "C Street", "D Street", "E Street", F Street", and two access points along "J Street", as shown in Exhibit 4-3, Vesting Tentative Tract Map 51644-1. The inclusion and location of access gates is subject to review and approval by the County.

With respect to emergency access, the 1999 conditions of approval required that there be three access points to the Tesoro development.⁵ Two primary access points already exist (i.e., Tesoro del Valle Drive and Avenida Rancho Tesoro).

The revised VTTM 51644 includes an emergency roadway connecting to the adjacent proposed Tapia Ranch project (VTTM 53822) located west of Phase B off "D Street". The Project would include all grading necessary to access a storm drain outlet, which would also serve as the future emergency access road. Further, the Project would provide an easement from the point of final grading to the tract map boundary. If the Tapia Ranch project is approved and constructed, this connection would serve as a gated emergency access point for the Tapia Ranch project; however, there is no requirement for the construction of the emergency roadway in this location by the developer of VTTM 51644.

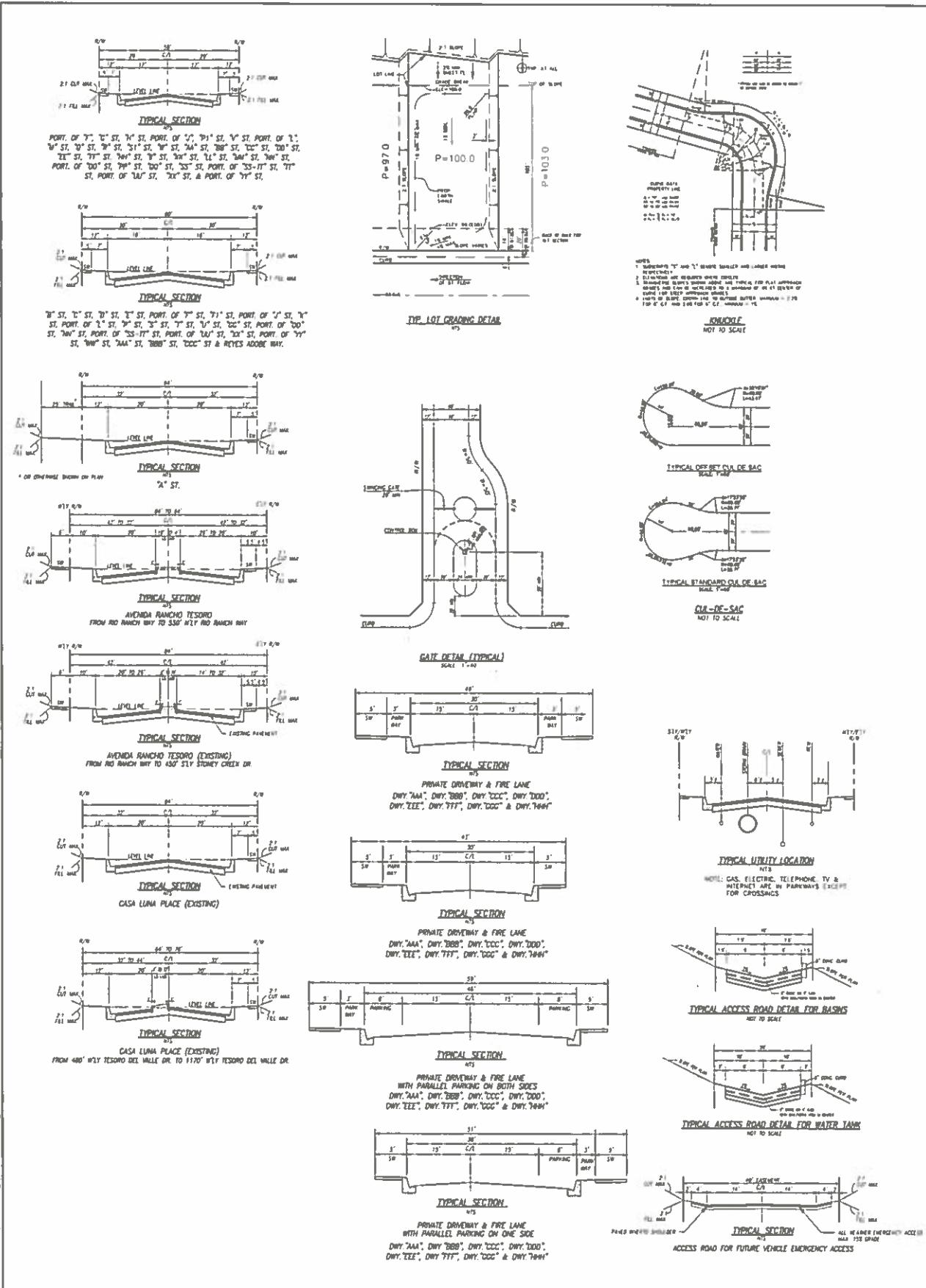
Grading

As previously shown in Exhibit 4-2, Development Footprint Comparison, the Project would cluster development in the southern portion of the site and would reduce the impacted area in comparison to the 718.4 acre development area for Phases B, C and an unrecorded portion of Phase A that was approved by the County in 1999. The proposed development footprint for Phases B, C and an unrecorded portion of Phase A, which includes the development footprint (393.6 acres) as well as non-graded areas within private lots and all fuel modification areas that are considered "impacted" for the purposes of the analysis in this Supplemental EIR, would have a net reduction of approximately 325 acres when compared to the 1999 approved VTTM.

Project site grading would require approximately 9.1 million cubic yards (mcy) of cut and 9.1 mcy of fill as shown on Exhibit 4-8, Cut and Fill Plan, which also includes minor grading associated with off-site improvements. These figures are inclusive of bulking and shrinkage and cut and fill volumes would balance on site. Remedial grading would also require an additional 2.7 mcy of cut and 2.7 mcy of fill. As a point of comparison, the 1999 Final EIR analyzed development of Phases B and C which would have required 9.6 mcy of cut and 9.6 mcy of fill, also planned to be balanced on site. Grading would be limited to the proposed areas of development and would substantially preserve the major ridgeline and steep slope areas within the interior of the Project site. Within portions of the development footprint, site contours would be reconfigured for efficient utilization and development of the property but would follow natural contours to the extent possible.

Mass grading would consist of rough grading operations that would provide for major roads, infrastructure, and developable sites for the various land uses within the Project. Slope stabilization measures, such as buttresses, may be included as part of remedial grading operations, depending upon the findings of detailed geotechnical studies that would be submitted along with grading permit applications. Finally, custom or contour grading would utilize grading techniques tailored to achieve specific home site design objectives. Graded slopes would be irrigated and landscaped pursuant to the County grading and erosion control requirements.

⁵ For historical purposes, the approved VTTM 51644 depicted and conditioned a future public stub street to the fire break road of an adjacent property owner (Charles Smith). This stub street was depicted as E Lane. Since that time, on February 15, 2006, the Castaic Town Council supported the Tapia Ranch project, which is located on the Smith property, with the recommendation that the stub street between the Tapia Ranch project site and Tesoro development be gated in order to prevent daily through-traffic between the two communities. As shown on the revised VTTM 51664, the stub street, which is to be used only for emergency gated access, is identified as G Lane.



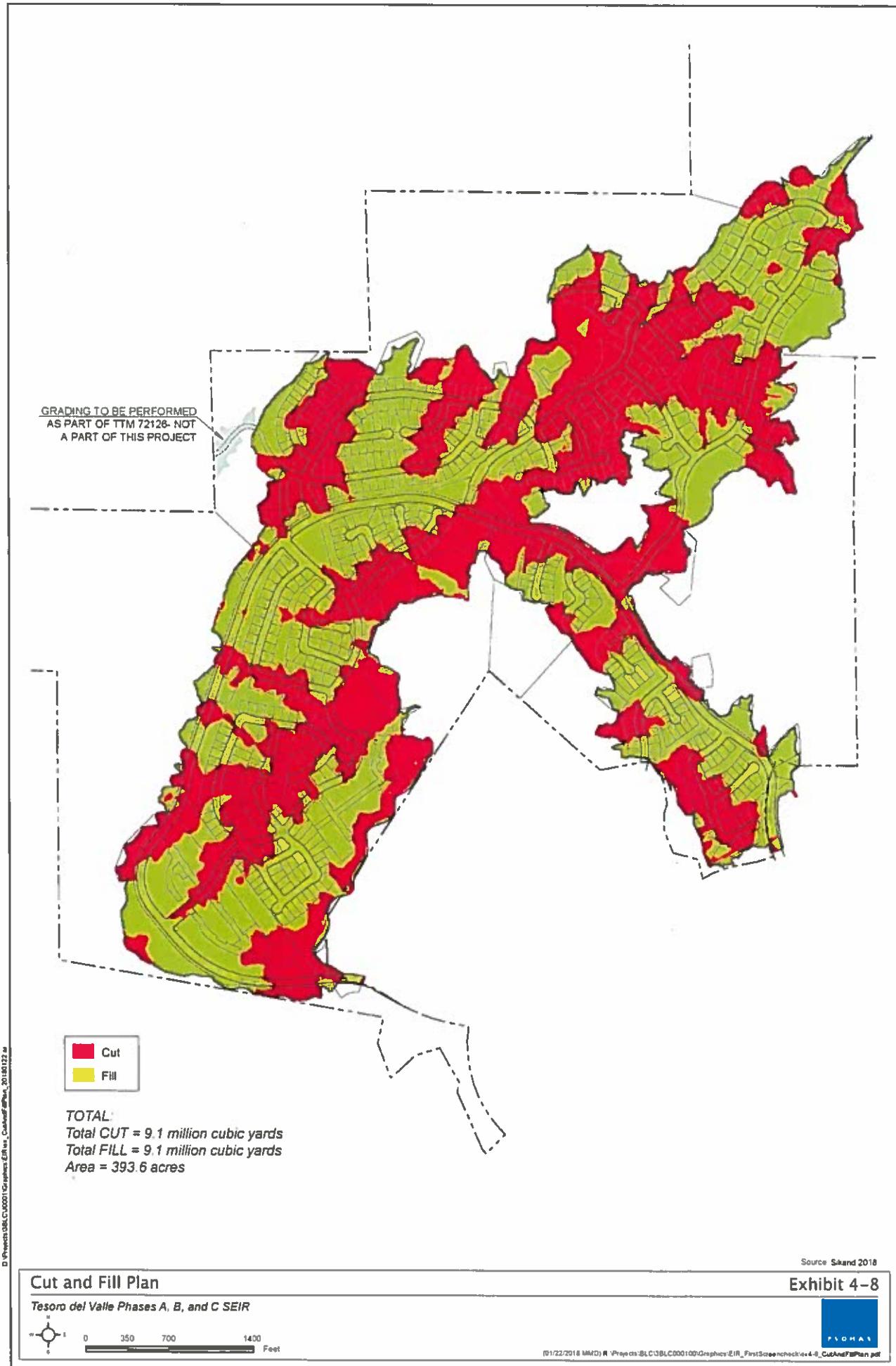
Typical Street Section

Tesoro del Valle Phases A, B, and C SEIR



Source Sikand 2018





Water Infrastructure

Storm Water Management and Water Quality Control Features

The proposed storm water drainage system would consist of a combination of standard storm drainage facilities as well as storm water quality treatment features, typically bio-retention basins.

Within most of the development area, storm water runoff would be collected using standard storm water conveyance features. Street gutters will deliver runoff to underground storm drains, which will then deliver the runoff to biofiltration basins. The storm drain system would be designed according to local requirements and standard practices in the area.

The main loop road through the development ("A Street") would include along its length a parkway that includes a trail, landscaping, and a storm water treatment swale. At moderate flows such as the 85th percentile storm, the swale will function as a series of small biofiltration basins.

The Project would include a variety of source control measures, which are both structural and nonstructural methods of reducing the contact between rainwater and potential pollutants, and reducing the potential for contaminated runoff to enter storm drains. Source controls include structural features such as roofs or covers for trash and materials storage areas as well as nonstructural measures such as street cleaning. In addition to source control measures, site design measures would also be incorporated into the Project to reduce the volume of storm water runoff generated. Site design measures include disconnecting roof downspouts from the storm drain system; directing the runoff from sidewalks and other impervious surfaces to landscapes areas; and reducing the extent of impervious surfaces within the Project.

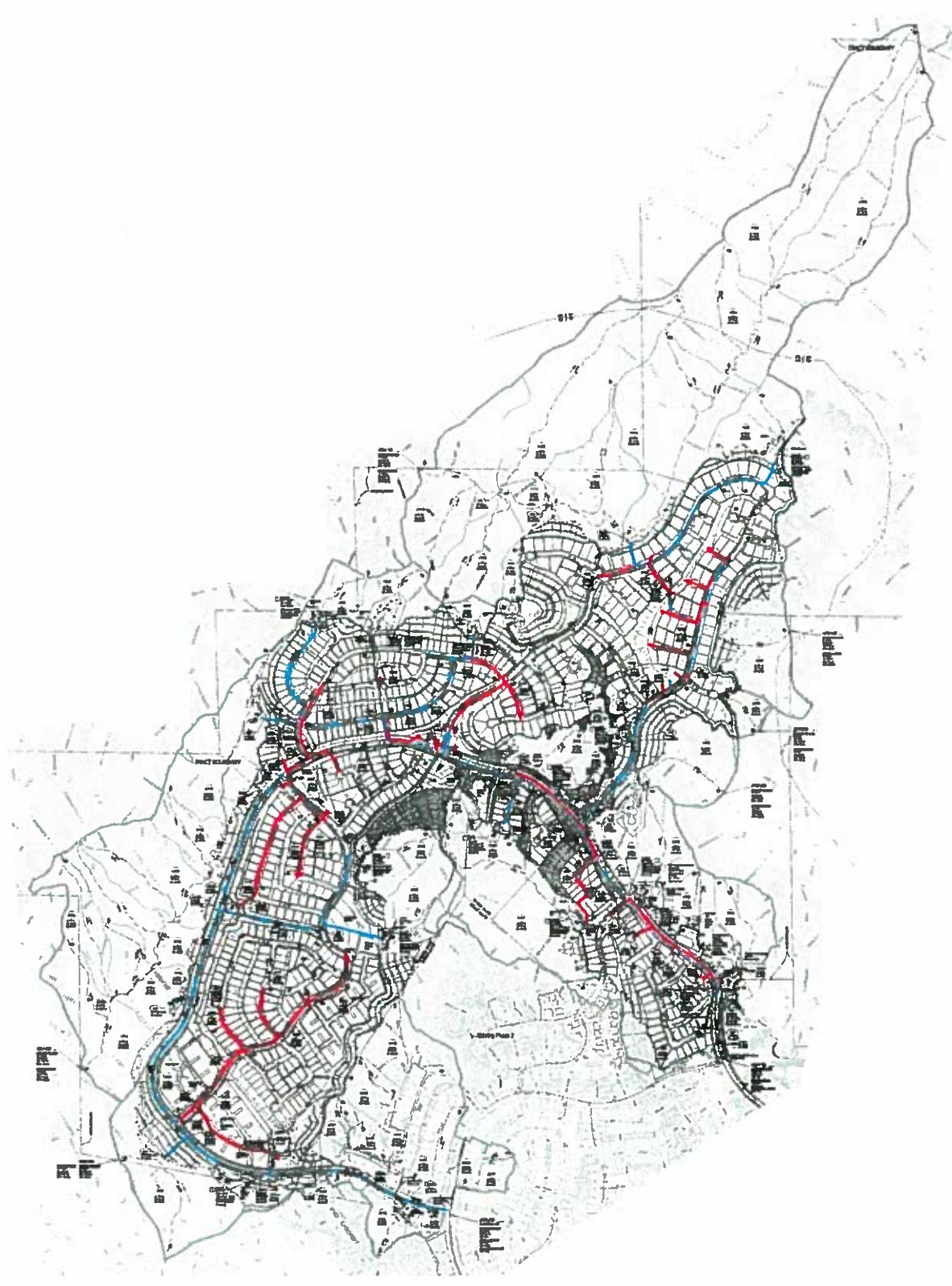
The Project would incorporate storm water quality control measures as required by the Standard Urban Stormwater Mitigation Plan (SUSMP) Manual. Based on technical feasibility for the site, the storm water quality control measures would be either bioretention facilities or biofiltration facilities. Based on known soil infiltration capacities, most of the basins are expected to be biofiltration facilities. The two alternatives are similar facilities designed to treat storm water as the storm water percolates vertically through a layer of specially designed soil. Water would pool above the soil, percolate vertically through the treatment soil, and then either infiltrate into the ground (bioretention) or into a layer of gravel below (biofiltration). In a biofiltration facility, the water would be picked up in a series of perforated pipes within the gravel and discharged from the site at a controlled rate.

It is noted that because the tentative tract map application predated the County's Green Building Standards Code, the project is not technically subject to the provisions of the drought-tolerant landscaping, green building, and low impact development (LID) ordinances. However, the project does include several design features that are consistent with the intent of the LID Ordinance and the Drought-Tolerant Landscaping Ordinance. The bioretention or biofiltration facilities would be constructed within basins that would capture the storm water quality capture volume prescribed in the LID Manual. The bioretention or biofiltration beds would be large enough that the design capture volume of storm water would pool to a depth of 18 inches within the basin above the bioretention soil.

Locations and sizes of storm water management features are shown on Exhibit 4-9, Stormwater Management Plan.

Wastewater/Sewer System

The Project site does not contain any existing sewage infrastructure. Wastewater generated by the Project would flow within 8-, 10-, 12-, and 15-inch diameter sewer lines throughout Phases B and C. As shown on Exhibit 4-10, Sewer Plan, the site is divided into an east side (shown in green) and a west side (shown in red). The sewer system proposed to serve the east side would flow into the existing ten-inch sewer line located in Avenida Rancho Tesoro while the west side sewer system would flow into the existing eight-inch sewer line in Casa Luna Place. After entering these existing sewer lines within Phase A of the Tesoro development, flows would then continue through the local sewer system in the adjacent West Creek (VTTM 52455) development project, which is not maintained by the County Sanitation Districts of Los Angeles County, before connecting with Santa Clarita Valley Sanitation District (SCVSD)-maintained facilities. The 24-inch diameter SCVSD Avenue Tibbitts Trunk Sewer, located in Dikason Drive south of Decoro Street, or the Avenue Scott Trunk Sewer, located in Avenue Scott at Avenue Tebbitts, would then convey wastewater to the Santa Clarita Valley Joint Sewerage System for treatment.



- Stormwater from off-site areas
- Stormwater from on-site areas

Stormwater Management Plan

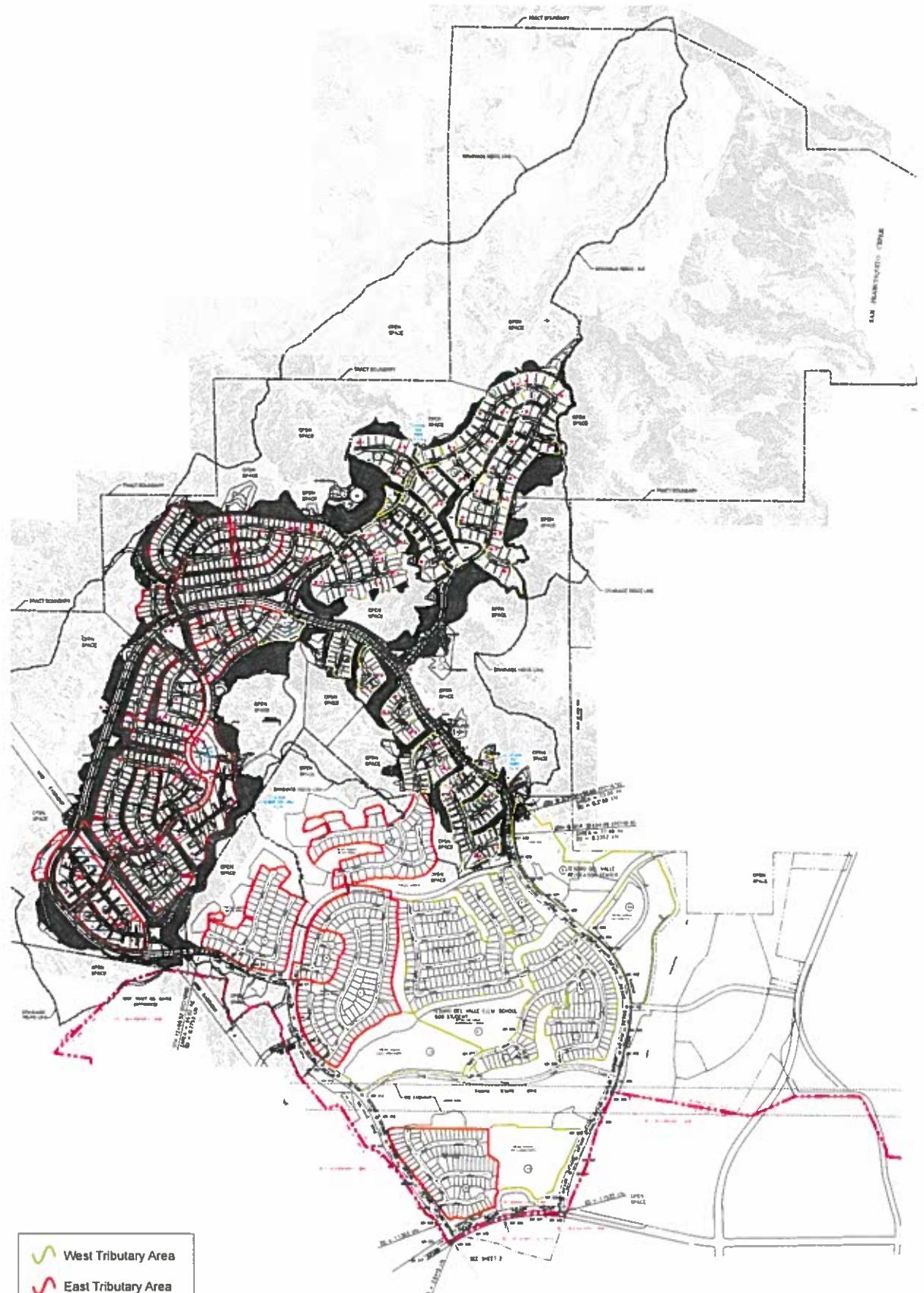
Tesoro del Valle Phases A, B, and C SEIR



Source: PACE 2010

Exhibit 4-9





Sewer Plan

Tesoro del Valle Phases A, B, and C SEIR



Source Sikand 2017

Exhibit 4-10



Water

Potable water would be provided to the Project by the NCWD. The source of the NCWD's water is imported State Water Project (SWP) supplies from CLWA, a wholesale water agency, including the additional 500 afy secured by the Project, as well as from local groundwater supplies. The NCWD would receive imported water supplies to serve the Tesoro Project from a turnout on the CLWA 54-inch transmission main near the intersection of Aurora Drive and Newhall Ranch Road. Annexation of a portion of the Project site into the CLWA and the NCWD service areas is required.

Exhibit 4-11, Water Plan, depicts the location of the domestic water system pressure zones, reservoir tanks, and booster pump stations. Currently, there are two main pressure zones within Phase A: Pressure Zone 1 and Pressure Zone 2. A third pressure zone in Phase A is designated Pressure Zone 1A and is served through two pressure reduction stations connected to Pressure Zone 1. In order to serve Phases B and C, two new pressure zones are required. The two new pressure zones would be designated Pressure Zone 3 and Pressure Zone 4, as shown on Exhibit 4-11.

Water reservoir tanks would be constructed in each of the new pressure zones, sized to meet the appropriate engineered design criteria. A new pump station would be required at the Pressure Zone 2 reservoir site to convey water to the new Pressure Zone 3. A new pump station would also be required at the new Pressure Zone 3 reservoir site to convey water to the new Pressure Zone 4.

Water storage facilities are designed to meet users' day-to-day operational needs, provide a reserve for emergency usage, and further provide a firefighting reserve. Additionally, NCWD has required maximization of the emergency storage reserve at all reservoir sites. Therefore, the designated reservoir sites were evaluated to determine the maximum allowable reservoir footprint and subsequent storage capacity based on the desired reservoir water depth of 30 feet. The locations of these facilities are presented on Exhibit 4-11.

Sustainability Features

As detailed above, the Project site is located in close proximity to a mixed-use area that contains residential, educational, recreational, retail and commercial uses. Because the Project would provide residential development and on-site recreational activities in close proximity to schools, retail and transit, vehicle miles traveled (VMT) would be reduced. Additionally, the Project would encourage maximizing pedestrian and bicycle modes of circulation and reduction of VMT with provision of multi-use and neighborhood and pedestrian trails linking proposed land uses and connecting to the off-site regional trail system. The Project will include a multi-use trail system that will connect all proposed parks within the Project and connects to the City of Santa Clarita Transit stop located on Copper Hill Drive at the intersection of Tesoro del Valle Drive (the proposed trail system is depicted on Exhibit 4-6, Trails Plan). Pursuant to County roadway design guidelines for residential communities, the Project would provide sidewalks on both sides of all new roadways. As discussed further in Section 5.8, Greenhouse Gas Emissions, the Project would include implementation of the following features to enhance the Project's sustainability and reduce GHG emissions:

- Exceed the current 2016 CCR Title 24 Part 6 minimum energy efficiency requirements by at least 50 percent for residential uses.
- Include solar power generation or alternate equivalent renewable power generation (e.g., solar hot water, wind, fuel cells) equivalent to 4,500 kWhr-year (50 percent of the power utilized) for each single family residence and 2,400 kWhr-year for each senior home.

- For non-residential uses such as parks and recreational land uses, include solar power generation or alternate equivalent renewable power generation (e.g., solar hot water, wind, fuel cells) equivalent to 9.5 kWhr-year per square foot (50 percent of the power utilized) for each community building to the satisfaction of Public Works.
- Provide each homeowner educational information to each homeowner on (1) water conservation; (2) energy conservation, including the use of energy-efficient lighting and the limiting of outdoor lighting; (3) the use of the solar PV system included with each home (see MM GHG-2); (4) mobile source emission reduction techniques, such as use of alternative modes of transportation and zero- or low-emission vehicles; (5) the use of solar heating, automatic covers, and efficient pumps and motors for pools and spas; and (6) recycling methods utilized.
- For non-residential uses such as parks and recreational land uses, provide bicycle parking that exceeds the CalGreen mandatory requirements by providing the higher of either a 15 percent increase over the CalGreen mandatory requirements or provide a minimum of 8 bicycle parking spaces at each facility.
- Install temporary power poles of sufficient quantity so that there is a temporary power pole located within 200 feet of every home under construction and require electric-powered construction equipment to be utilized whenever feasible.
- Incorporate into the electrical plans, outside electrical receptacles in both the front yard and rear yard of each home.
- All built-in appliances (e.g., fans, air conditioner units, dishwashers, refrigerators, etc..) are Energy Star-certified or utilize equivalent energy levels as Energy Star appliances.
- Implement a Transportation Demand Management (TDM) Program including the following:
 - Pedestrian access ways such as sidewalks and trails, that interconnect every proposed home and park and connects to existing off-site sidewalks and trails.
 - Designated bicycle lanes on all major roadways within the proposed Project and provide bicycle trails that connect to existing off-site bicycle trails.
 - Traffic calming measures on a minimum of 25 percent of the proposed roads and intersections.
 - A kiosk within the community center or public park that provides information on public transit, including bus routes and schedules as well as information about carpooling and vanpools.
 - Provide a new transit stop through coordination with the Santa Clarita Transit Agency located within a quarter mile of the project site.
 - A bus shelter with bicycle parking in the vicinity of the project site at a location determined in coordination with the City of Santa Clarita Transit Agency.
- Provide at least one of the proposed public parks that includes an area that may be utilized as a community garden that is open to all residents of the Project.
- Provide each residence with a recycling bin to assist with the separation of recyclables and trash prior to disposal in outdoor containers.

The Project would comply with the Los Angeles County Green Building Program, which consists of the County's Green Building Standards Code (Title 31) and Drought Tolerant and Native Landscaping requirements; all Mandatory Measures of the 2016 California Green Building

Standards Code (California Building Standards Commission, 2016); and the Los Angeles County's Healthy Design Ordinance and Tree Planting Ordinance that requires tree plantings and tree canopy coverage. The Project will also meet or exceed all 2013 CALGreen Residential Mandatory measures in Chapter 4, Divisions 4.1 through 4.5 and Chapter 7 as applicable; 2016 CALGreen Tier 1 Prerequisite Measures and required minimum Tier 1 Elective Measures for Residential Uses. The Project would comply with these requirements through planning and design of Project elements, implementation of energy efficiency measures, implementation of water efficiency and conservation measures, material conservation and resource efficiency, and reduction of potential air quality impacts. The Project will implement sustainable concepts as required by Title 31. The following sustainable design features would be incorporated into the Project:

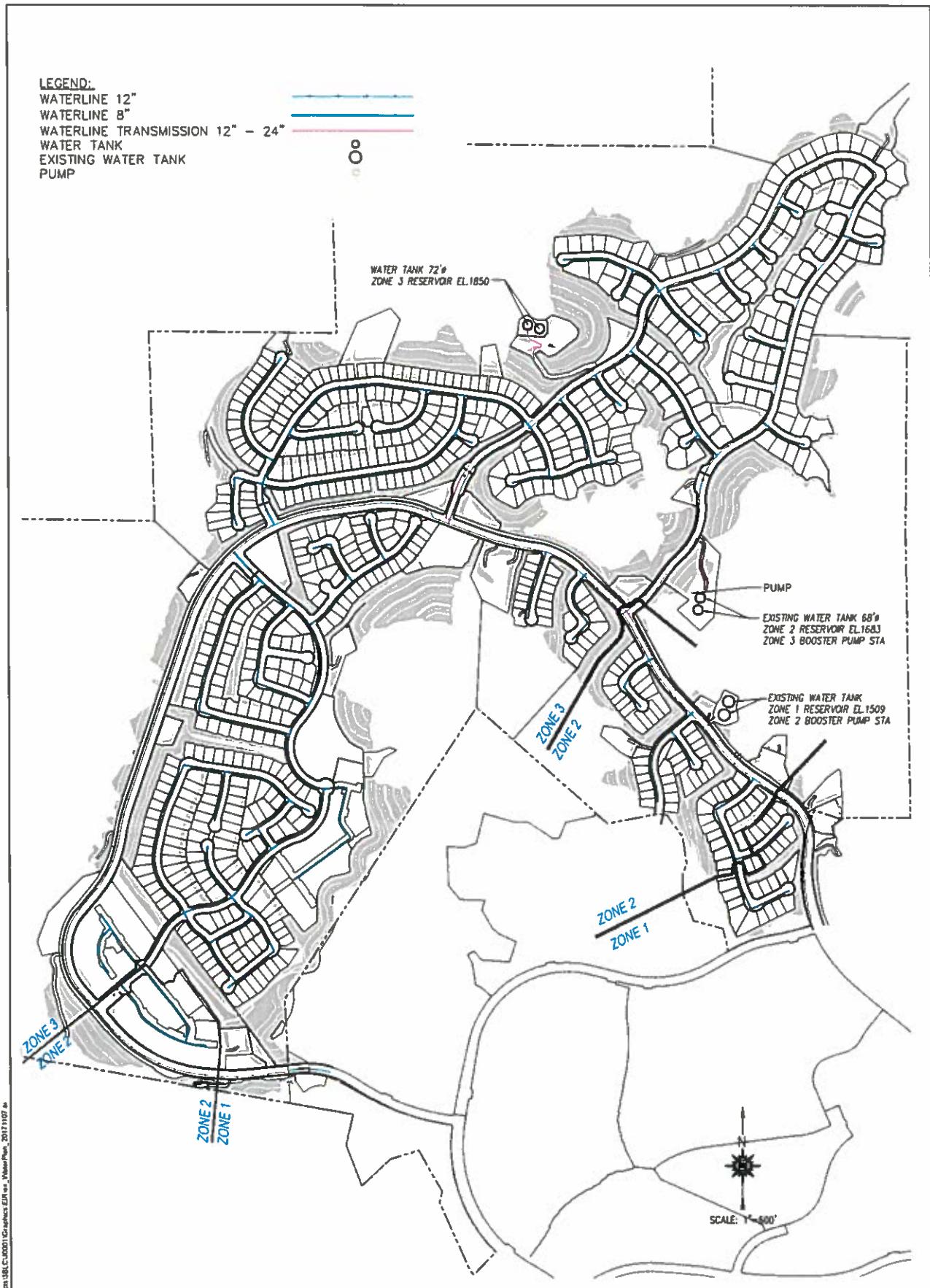
- Landscape design, including but not limited to limited turf areas; use of invasive drought-tolerant plant and tree species appropriate for the climate zone; and hydrozoning irrigation techniques.
- Water conservation, including but not limited to tankless water heaters, low flow shower heads, and piping for recycled water.
- Construction waste reduction, disposal and recycling, including recycling a minimum of 65 percent of the non-hazardous construction and demolition debris.

Project Construction Phasing

Project construction is anticipated to begin in 2018, with a build-out year of 2024. Project construction will occur in four overlapping phases over a 66-month period as shown in Table 4-7 and illustrated in Exhibit 4-12, Construction Phasing. Each phase would include site preparation, rough grading, fine grading, in-tract utilities and paving, and building construction and coating. Additionally, the first two phases of construction would include construction of backbone utilities and associated paving work to allow for development of the loop road and embedded utilities to promote circulation throughout the site for the residences constructed during construction phases 1 and 2.

TABLE 4-7
CONSTRUCTION PHASING

Construction Phase and Activity	Schedule (by Month)
Construction Phase 1	
Site Preparation	1
Rough Grade	1-2
Fine Grade	3
Backbone Utilities and Paving	4-11
In-tract Utilities and Paving	12-17
Building Construction and Coating	18-44
Construction Phase 2	
Site Preparation	2-3
Rough Grade	3-8
Fine Grade	9-11
Backbone Utilities and Paving	12-19
In-tract Utilities and Paving	20-25
Building Construction and Coating	26-49
Construction Phase 3	
Site Preparation	34
Rough Grade	35-37
Fine Grade	38
Backbone Utilities and Paving	-
In-tract Utilities and Paving	39-44
Building Construction and Coating	45-66
Construction Phase 4	
Site Preparation	9
Rough Grade	9-14
Fine Grade	15
Backbone Utilities and Paving	-
In-tract Utilities and Paving	16-21
Building Construction and Coating	22-55



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Water Plan

Tesoro del Valle Phases A, B, and C SEIR

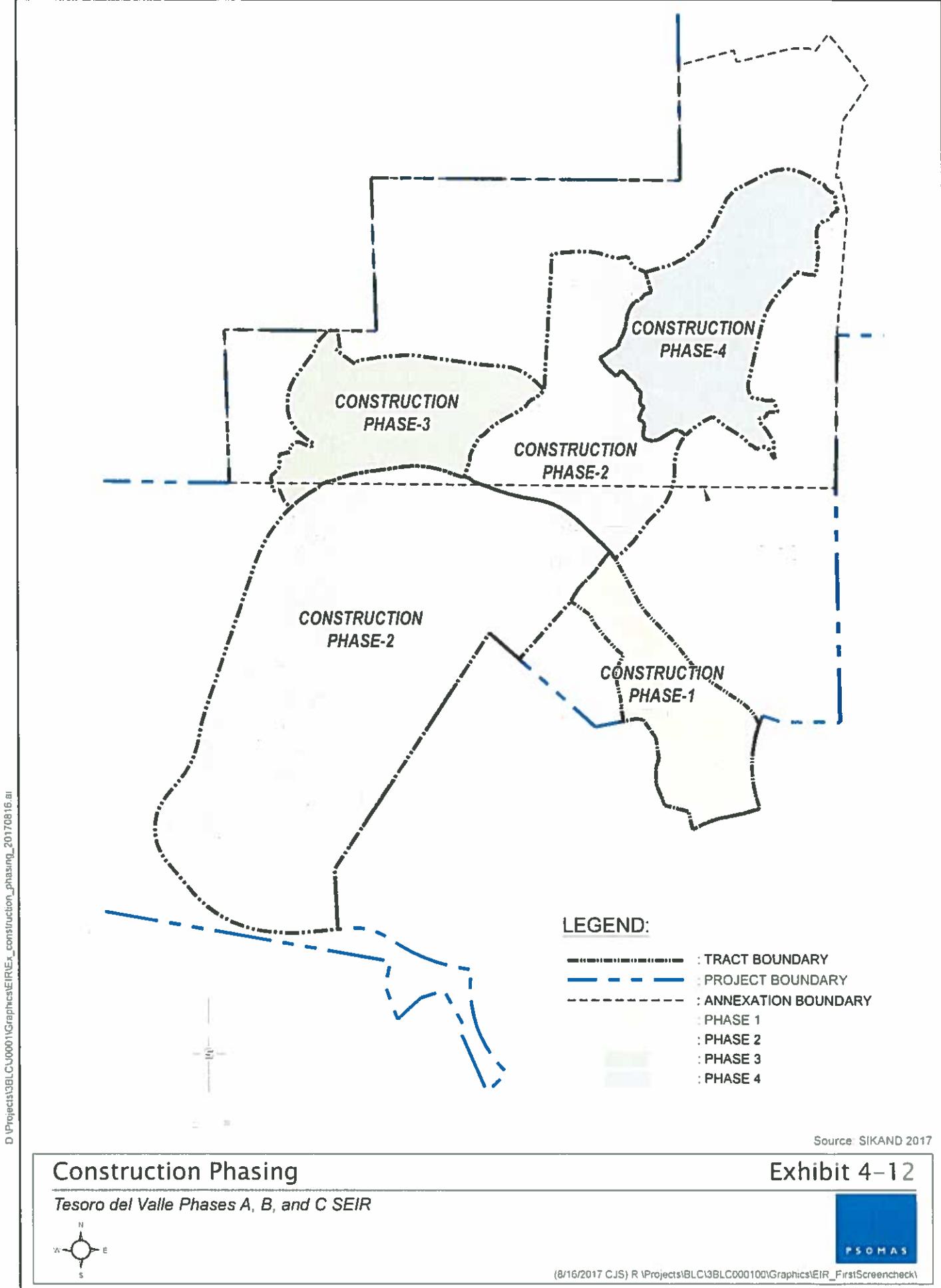


Source: Sikand 2017

Exhibit 4-11



(11/07/2017 MMG) R:\Projects\3BLC\3BLC000100\Graphics\EIR_FirstScreencheck\Exhibit 4-11_WaterPlan.pdf

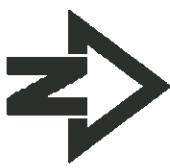


4.4 PROJECT OBJECTIVES

Section 15124 of the State CEQA Guidelines requires an EIR to include a statement of objectives sought by the Project. This disclosure assists in developing the range of Project alternatives to be investigated in the EIR, as well as provides a rationale for the adoption of a Statement of Overriding Considerations, if one is in fact adopted. Identified below are goals and objectives related to the Project.

1. Maximize flexibility with the redesign of Phases A, B, and C in order to meet changing housing demands and maintain the character of the surrounding area to the extent feasible.
2. Utilize existing urban infrastructure that has already been designed, approved, and constructed to accommodate build-out of the Tesoro development.
3. Complete build-out of the approved Tesoro development, including the approved but not yet constructed units allowed under VTTM 51644.
4. Provide a range of housing with a minimum lot size of 5,000 sf in Phases B and C.
5. To the extent feasible, build out Phases B and C to be less than the Project development footprint approved in the previously certified 1999 Final EIR in order to minimize environmental effects.
6. Preserve important biological resources, including high quality oak and holly-leaf cherry woodlands.
7. Protect significant resources located within the portion of SEA 19 that is located within the Project boundary.
8. Provide a range of recreational opportunities, including passive and active parks and open space areas.
9. Incorporate Project design features that provide regional benefits (e.g., the Cliffie Stone Memorial Trail, fire protection, quality circulation design).
10. Incorporate site design features, landscape requirements, and building specifications that promote energy efficiency, water conservation, and greenhouse gas emission reductions.
11. Accommodate fire protection facilities consistent with requests from the Los Angeles County Fire Department.
12. Satisfy other remaining previously approved Project conditions, including construction of lanes five and six of Copper Hill Road Bridge and payment of regional bridge and thoroughfare fees.
13. Provide a range of housing that would serve an age-qualified, senior community.

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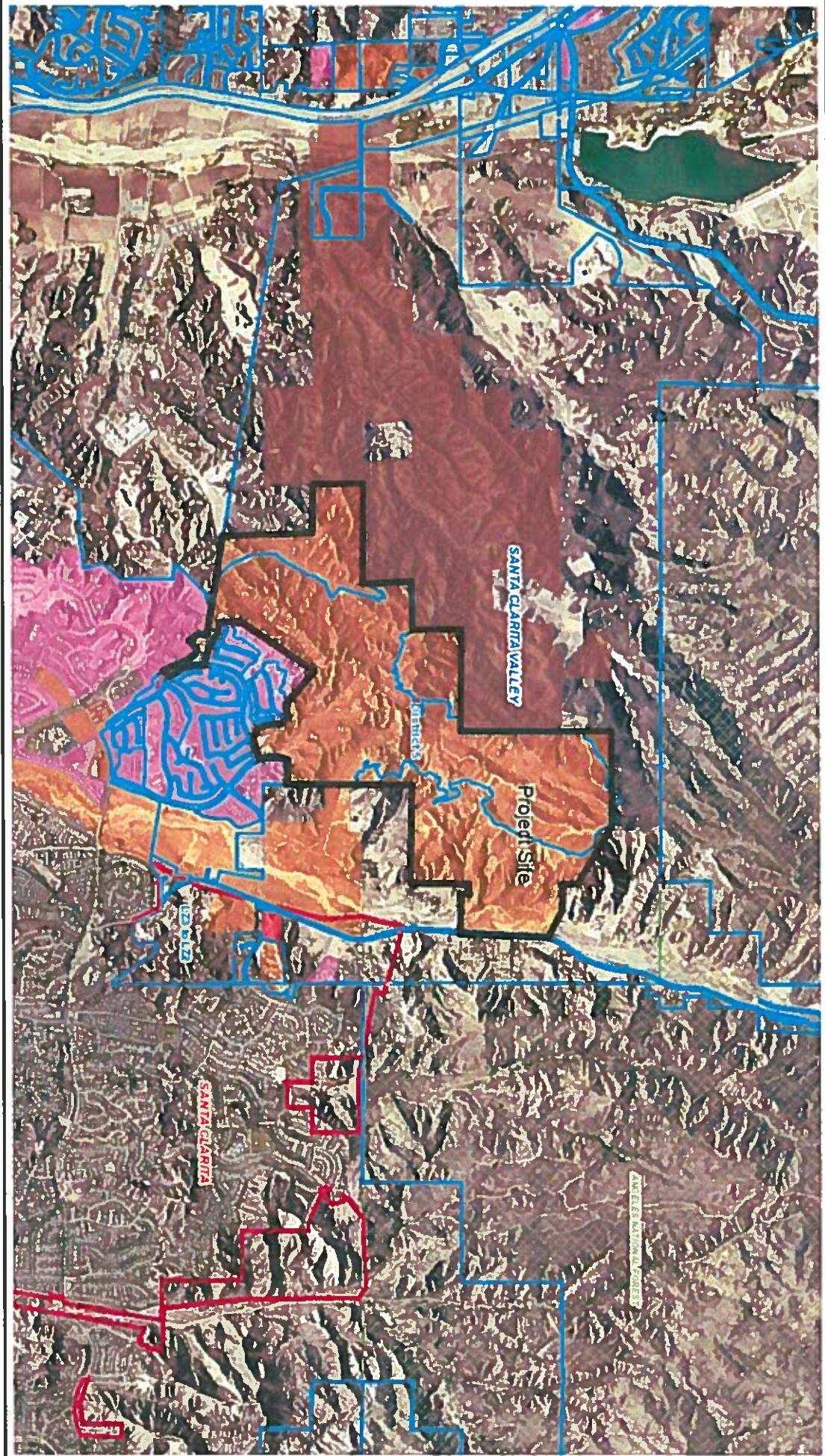


Miles

Created in GIS-NET3 Aerial View

Printed: Mar 13, 2018

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LAND USE

LAND USE 500 FOOT RADIUS MAP

Proj. 92074 (5)
TR51644-1

Legend

- SINGLE-FAMILY RESIDENCE
- MULTI-FAMILY RESIDENCE
- PARKS & RECREATIONS
- PUBLIC UTILITY
- VACANT

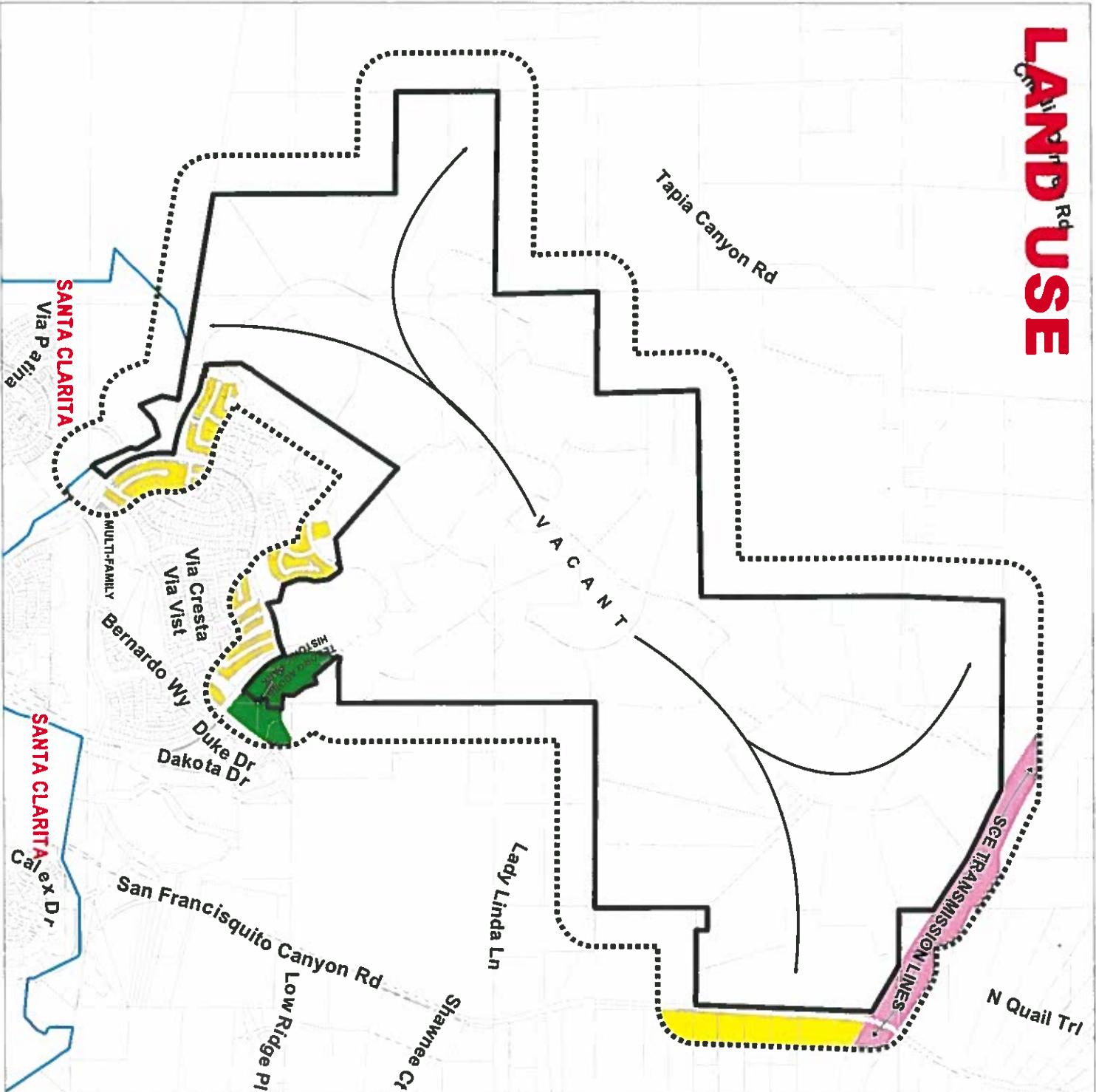
VICINITY MAP



0 300 600 1,200 1,800 2,400 Feet



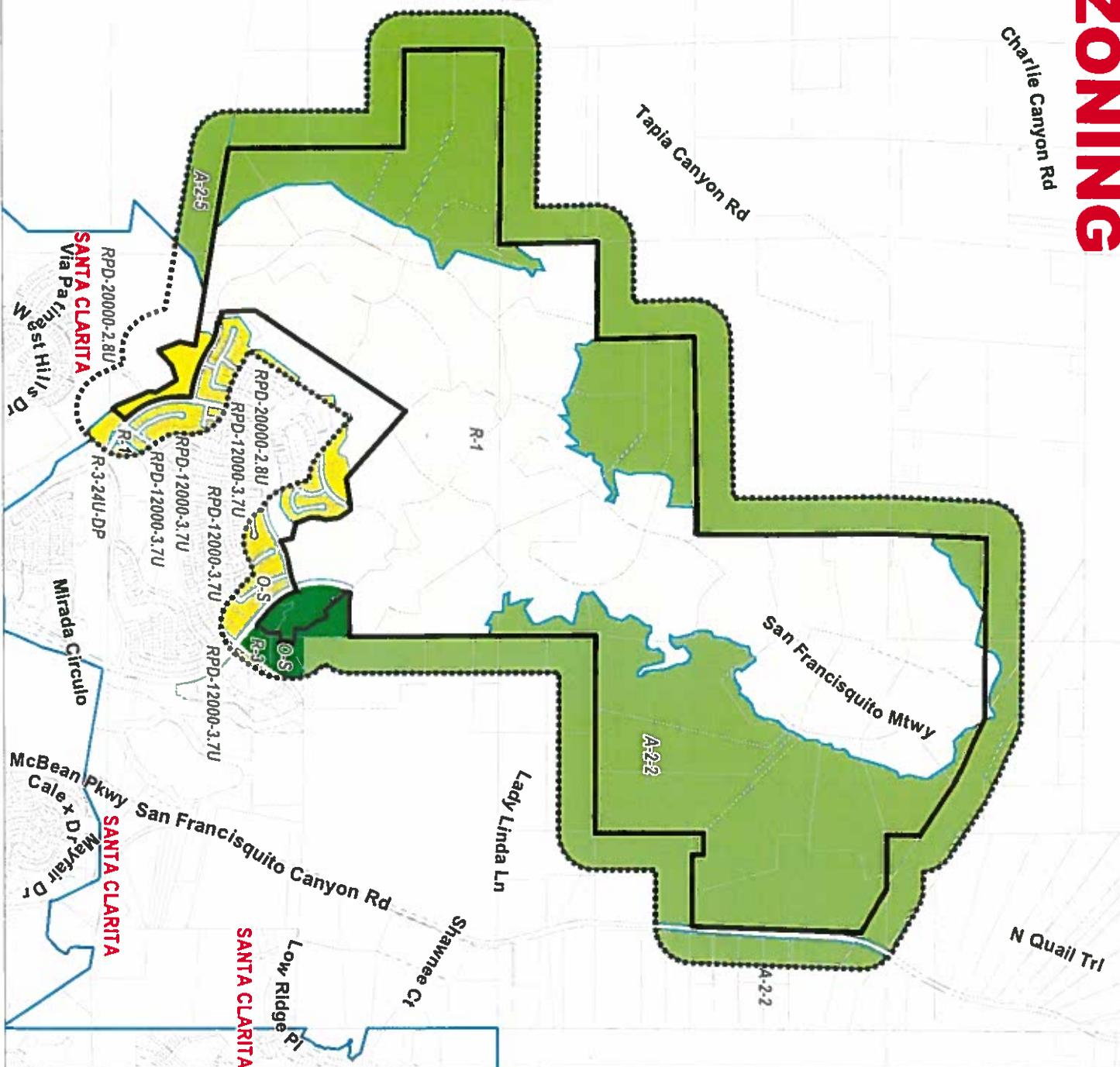
LOS ANGELES COUNTY
Department of Regional Planning
220 W. Temple St.
Los Angeles, CA 90012



ZONING

Charlie Canyon Rd

ZONING 500 FOOT RADIUS MAP Proj. 92074 (5) TR51644-1



N Quail Trl

Legend

- R-1 - Single-Family Residence
- R-3/U - Limited Density Multiple Residence
- RPD - Residential Planned Development
- A-2 - Heavy Agricultural
- O-S - Open Space

VICINITY MAP



0 30600 1,200 1,800 2,400 Feet



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